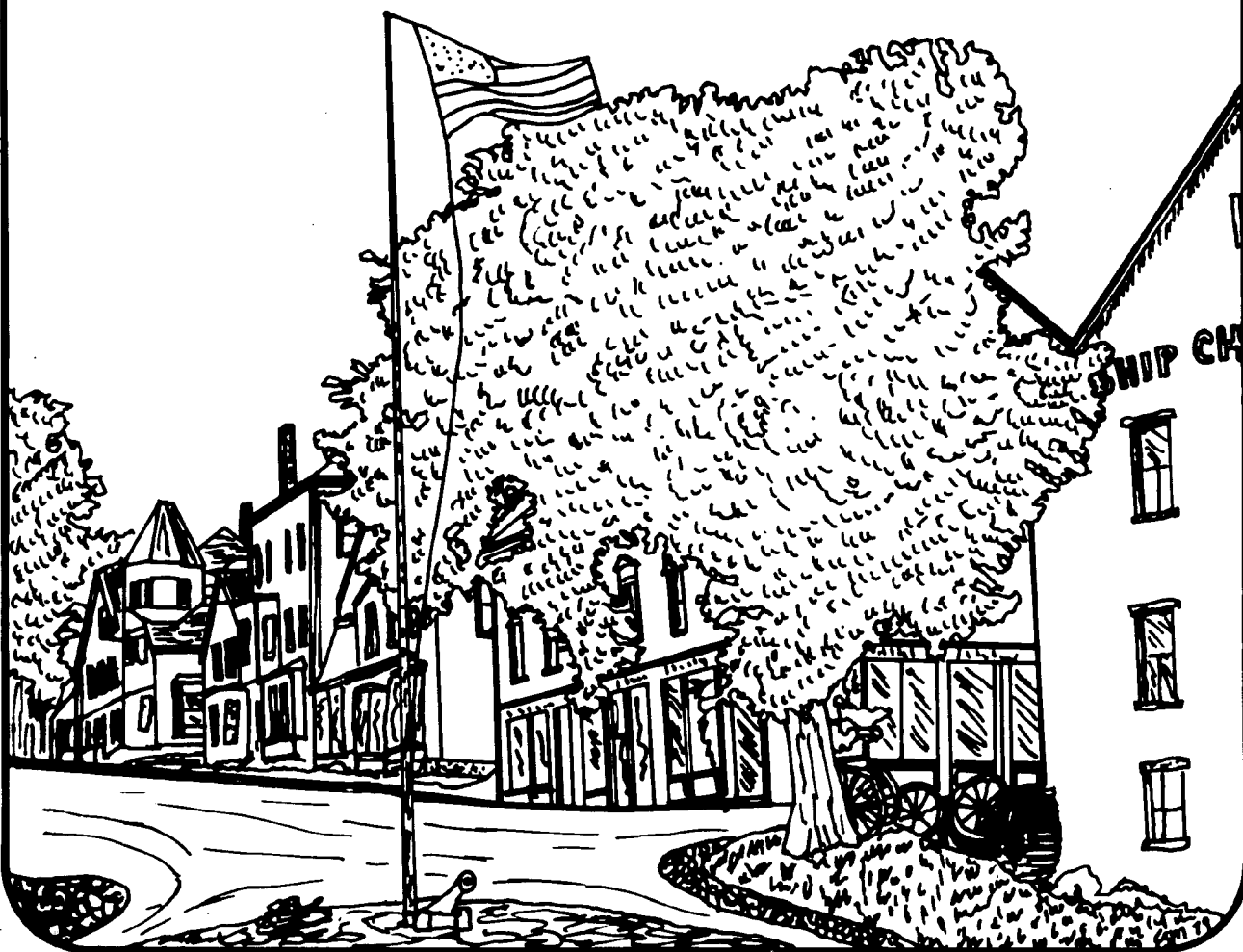


Program  
Management  
Coastal Zone

# Castine Comprehensive Plan

COASTAL ZONE  
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CASTINE PLANNING BOARD  
CASTINE COMPREHENSIVE PLANNING COMMITTEE  
MARCH, 1979

Financial assistance for the preparation of this document was provided by a grant from MAINE'S COASTAL PROGRAM, through funding provided by the U.S. Department of Commerce, Office of Coastal Zone Management, under the Coastal Zone Management Act of 1972 as amended.

CASTINE COMPREHENSIVE PLAN, CASTINE, ME. ME-C79

CASTINE PLANNING BOARD, TOWN OF CASTINE, ME

Planning Board  
TOWN OF CASTINE  
Castine, Maine 04421

March 16, 1979

Dear Castine Citizens:

The Castine Planning Board and the Castine Comprehensive Planning Committee are pleased to present the final draft of the Castine Comprehensive Plan: 1979. Copies for each Castine household have been prepared and we would appreciate your review and comment. The Plan is a major update of the existing plan which was prepared in 1966. This document affects each one of us, and your thoughtful consideration of its contents is in all of our interests.

The Plan has been approved by the Planning Board, but you should be aware that your comments, suggestions, and recommendations, if submitted in writing, will be given careful consideration by the Planning Board. Where necessary or pertinent, amendments to this plan may be made by the Board.

A great deal of work went into the preparation of the Plan, and I feel that it will be useful in helping to guide the town in the future.

Respectfully submitted,

*Edgar S. Bowden*

Edgar S. Bowden  
Chairman of the Planning Board

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# I Introduction

## INTRODUCTION

### Purpose

The purpose of this Comprehensive Plan for the Town of Castine, Maine is four-fold: first, it is to update the Comprehensive Plan of 1968; second, it is to be used as a basis for setting new codes, for rewriting established ordinances where changes are required, and for establishing the legality of these codes and ordinances; third, it is to give the Castine Planning Board a foundation for future action; and fourth, it is to provide a plan for achieving long range planning goals in Castine.

The long range goals which the Planning Board has chosen to pursue are as follows:

1. To preserve water quality in Castine.
2. To preserve and enhance the small town character of Castine and its unique colonial village center.
3. To preserve and protect the open, rural character of the land, as well as its natural and scenic resources.
4. To encourage a diversity of housing opportunities and housing types.
5. To encourage the development of a vital community composed of a variety of types of people who feel a strong sense of community spirit.
6. To encourage the development of attractive commercial activity in those zones where such activities are permitted.

### Authorization

This project has been authorized by the Board of Selectmen of the Town of Castine, Maine. Funding for the project has been made available through the Comprehensive Training and Employment Act, the Town of Castine, and the Federal Coastal Zone Management Program. Technical assistance and consultation has been provided by the Hancock County Planning Commission in Ellsworth. Computer and copying services have been provided by the Maine Maritime Academy.

### Approach

The Castine Planning Board, with the assistance of a Planning Aide, completed this plan with input from:

1. Interested citizens,
2. A community attitudinal survey which both year-round and seasonal residents completed in the first six months of 1978,
3. Officials representing various public and private organizations,
4. The 1968 Castine Comprehensive Plan, and the
5. State Planning Office and Hancock County Planning Commission.

## SUMMARY OF FINDINGS

1. The most important issue, with regard to the physical environment of Castine, is the potential widespread contamination of the water table in the Witherle Woods and north Castine. The lack of a Harbor Ordinance will also continue to effect the environment of Castine.
2. Problem areas, as identified by the Comprehensive Planning Committee, are the town dump, which has a life expectancy of only two to five years; the Castine cemetery, which does not have an adequate land supply to accomodate future needs; the Pollution Control Facility, which has a water infiltration problem; and the critical shortage of downtown parking space.
3. Past and present trends, with regard to population and development, indicate that Castine has changed significantly. Extending these trends into the future shows that the citizens of Castine must be prepared to deal with population growth and development activities.
4. Castine's population includes a substantial number of retirees and elderly who affect the town's employment opportunities, housing styles and conditions, social attitudes, community health care facilities, and population age distribution.
5. Some of the town's ordinances and enforcement provisions are not effective and all of them need periodic review and revision.
6. The Maine Maritime Academy (MMA) has numerous positive and negative effects on the Town. Most importantly, it provides valuable services and contributes substantially to the economy of the Town, particularly in terms of employment. The Academy does, however, remove a large quantity of land from the tax roles and its building program has changed the appearance and the historic character of the Town.
7. Castine needs to stay informed on regional issues and developments which may have short and/or long-term effects on the Town.

### SUMMARY OF RECOMMENDATIONS

Based on its findings, the Comprehensive Planning Committee, made up of Planning Board members, citizen representatives, and town officials, with information from public hearings, makes the following Summary of Recommendations.

1. Castine should initiate a review of all town ordinances and should consider new ordinances which are necessary to protect the character and resources of the town.
2. Castine should protect both its ground and surface water resources from contamination.
3. Castine should examine the possibility of improving its public safety program. In particular, it should carefully examine the various aspects of full time local police protection.
4. Castine should begin a land acquisition program near its school, cemetery, swimming pool and commercial area.
5. Castine should encourage economic development which is consistent with the town's history and which will provide employment opportunities to townspeople.
6. Castine should initiate a program which will protect its historic sites, buildings and records.
7. Castine should maintain an awareness of regional problems and prospects with special regard to major industrial developments.
8. Castine should pursue a better working relationship with the Maine Maritime Academy in order to profit from future opportunities and to avoid future conflicts.

## **II Regional Perspective**

## REGIONAL PERSPECTIVE

### Introduction

Castine depends to a great extent upon its immediate region for many goods and services. Its relatively isolated location is becoming less and less of an impediment to tourists, retirees, and developers interested in visiting Castine, settling in the town, or developing its seasonal and year-round commercial potential. The Castine region is delineated on Maps 1 and 2.

### Immediate Region

Castine, similar to other coastal areas, has soils that are composed of clay, sand, and glacial till. Groundwater quality is generally satisfactory for most uses, though the quality of the town's marine waters is no longer high because of the pollution in upper Penobscot Bay.

Spruce-fir forests are the dominant form of vegetation in the region. Because of damage from winds and storms, coastal growth is poorly shaped and slower to mature than inland growth.

Population levels for the region have remained nearly constant in the last century. Figure 1 describes the population levels of the region, except for island communities which are described in Figure 2. Individual towns have varied considerably--some have increased 211 percent, others have decreased 85 percent.

Between 1960 and 1970 the region grew substantially, and is continuing to do so. Island communities, on the other hand, have depopulated about 50 percent during the past century and 10 percent during the past decade. All towns in the region experience summer increases in population.

Manufacturing (14 percent of the Penobscot/Hancock County region's employment) includes wood and paper products, processing marine products, and many small miscellaneous industries. 19 percent of the region's employment is in farm wage and salary employment and 67 percent is "non-manufacturing" services.

The coastal zone lags in growth of total taxable sales behind the economy of the state as a whole. The coastal region is becoming dependent on summer peaks from tourism, a development which has occurred primarily during the last fifteen years. However, at least one local merchant reports that year-round business is on the increase, probably as a result of the increasing retirement community here. Figure 3 shows the nature and extent of the increasing dependence of the region economy on tourism. The region's economy rests on tourism, wood products and fisheries.

Figure 1

## POPULATION LEVELS: CASTINE REGION (Based on 1970 U.S. Census)

(EXCEPT ISLAND COMMUNITIES)

<u>TOWNSHIP/PLANTATION</u>	<u>1870 Pop.</u>	<u>1970 Pop.</u>	<u>Population Change 1870-1970<sup>a</sup></u>	<u>% Change 1870-1970</u>
St. George	2318	1639	-679	-29.3
S. Thomaston	1693	831	+419	+24.9
Owls Head	b	1281	b	b
Rockland	7774	8505	+731	+ 8.6
Rockport	c	2067	c	c
Camden	4512	4115	+1670	+37.0
Lincolnton	1900	955	-945	-49.7
Northport	902	744	-158	-17.5
Belfast	5278	5957	+679	+12.9
Searsport	2282	1951	-331	-14.5
Stockton Springs	2089	1142	-947	-45.3
Prospect	886	358	-528	-59.6
Bucksport	3433	3756	+323	+ 9.4
Verona	352	437	+ 85	+24.1
Orland	1701	1307	-391	-23.2
Penobscot	1418	786	-632	-44.6
Castine*	1303	1080	-223	-17.1
Brooksville	1275	673	-602	-47.2
Sedgwick	1113	578	-535	-48.1
Deer Isle	3414	1211	-912	-26.7
Stonington	d	1291	d	d
Brooklin	966	598	-368	-38.1
Blue Hill	1707	1367	-340	-19.9
Surry	1242	623	-619	-49.8
Ellsworth	5257	4603	-644	-12.2
Hancock	974	1070	+ 96	+ 9.8
Lamoine	612	615	+ 3	+ 0.5
Trenton	678	392	-286	-42.2
Bar Harbor	1195	3716	+2521	+11.0
Mount Desert	918	1659	+741	+80.7
Tremont	1822	1003	+838	+46.0
Southwest Harbor	e	1657	e	e
Franklin	1042	708	-339	-32.0
Sullivan	796	824	+227	+28.5
Sorrento	f	199	f	f
Gouldsboro	1709	1310	+629	+36.8
Winter Harbor	g	1028	g	g
TOTALS	62,561	63,036	+475	+ 0.8

## Notes:

a. 1870-1970 population change figures have been adjusted to reflect changes for minor civil divisions which have been divided into additional townships (see notes below).

b. Set off from S. Thomaston in 1921.

\*Includes Maine Maritime Academy Students

Notes: (continued)

- c. Set off from Camden in 1891.
- d. Set off from Deer Isle in 1897.
- e. Set off from Tremont in 1905.
- f. Set off from Sullivan in 1895.
- g. Set off from Gouldsboro in 1895.

Figure 2

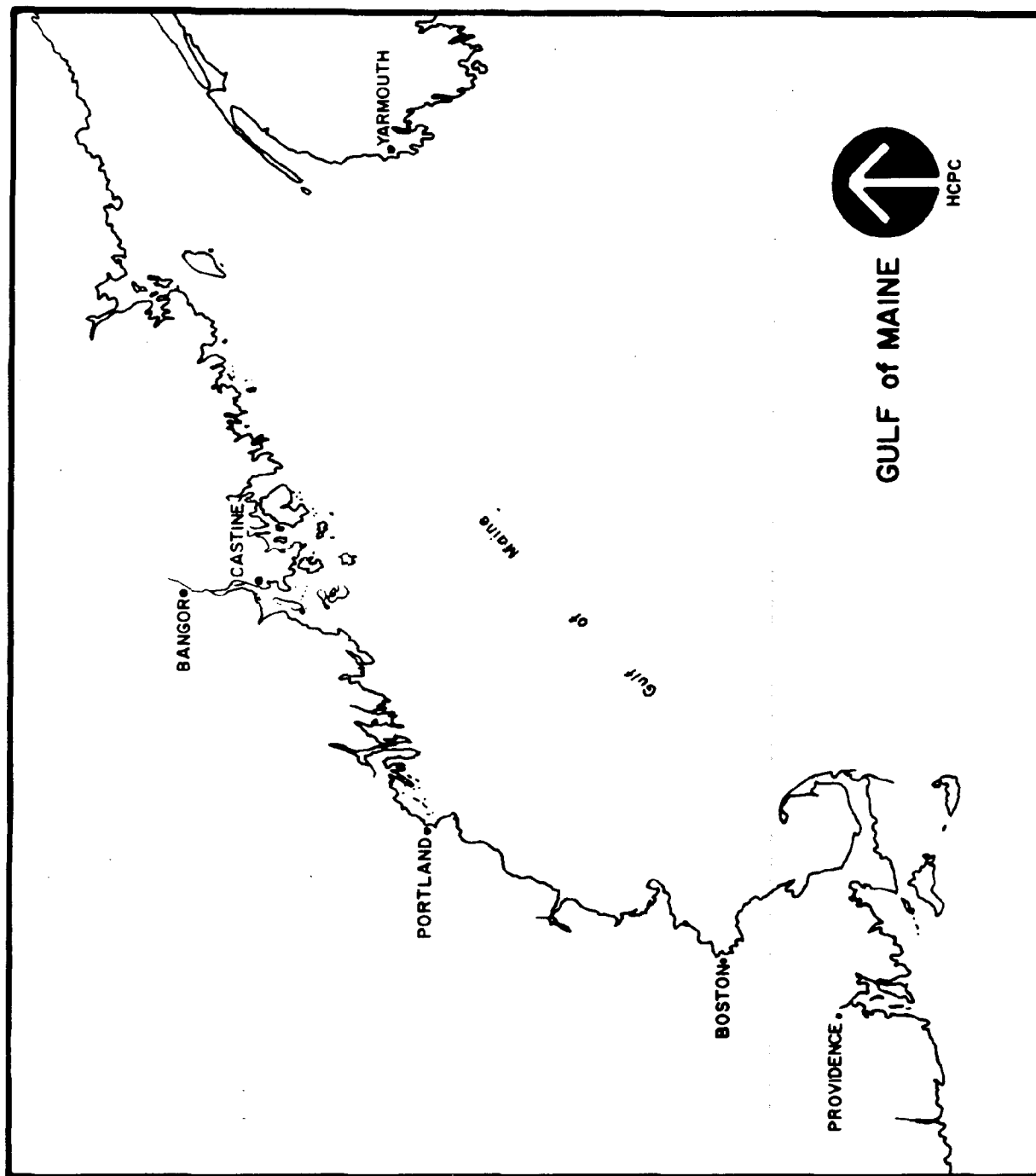
POPULATION LEVELS: ISLAND COMMUNITIES (1970 U.S. Census)

<u>TOWNSHIP/PLANTATION</u>	<u>1870 Pop.</u>	<u>1970 Pop.</u>	<u>Population Change 1870-1970</u>	<u>Percent Change 1870-1970</u>
Cranberry Isles	350	186	-164	-46.8
Long Island Plt.	177	56	-121	-68.4
Swan's Island	632	323	-309	-48.9
Matinicus Isle Plt.	277	90	-187	-67.5
North Haven	806	399	-407	-50.5
Vinalhaven	1851	1135	-716	-38.7
Monhegan Plt.	145	44	-101	-69.6
Islesboro	1230	421	-809	-65.8
Isle au Haut	300	45	-255	-85.0
TOTALS	5768	2699	-3069	-53.2

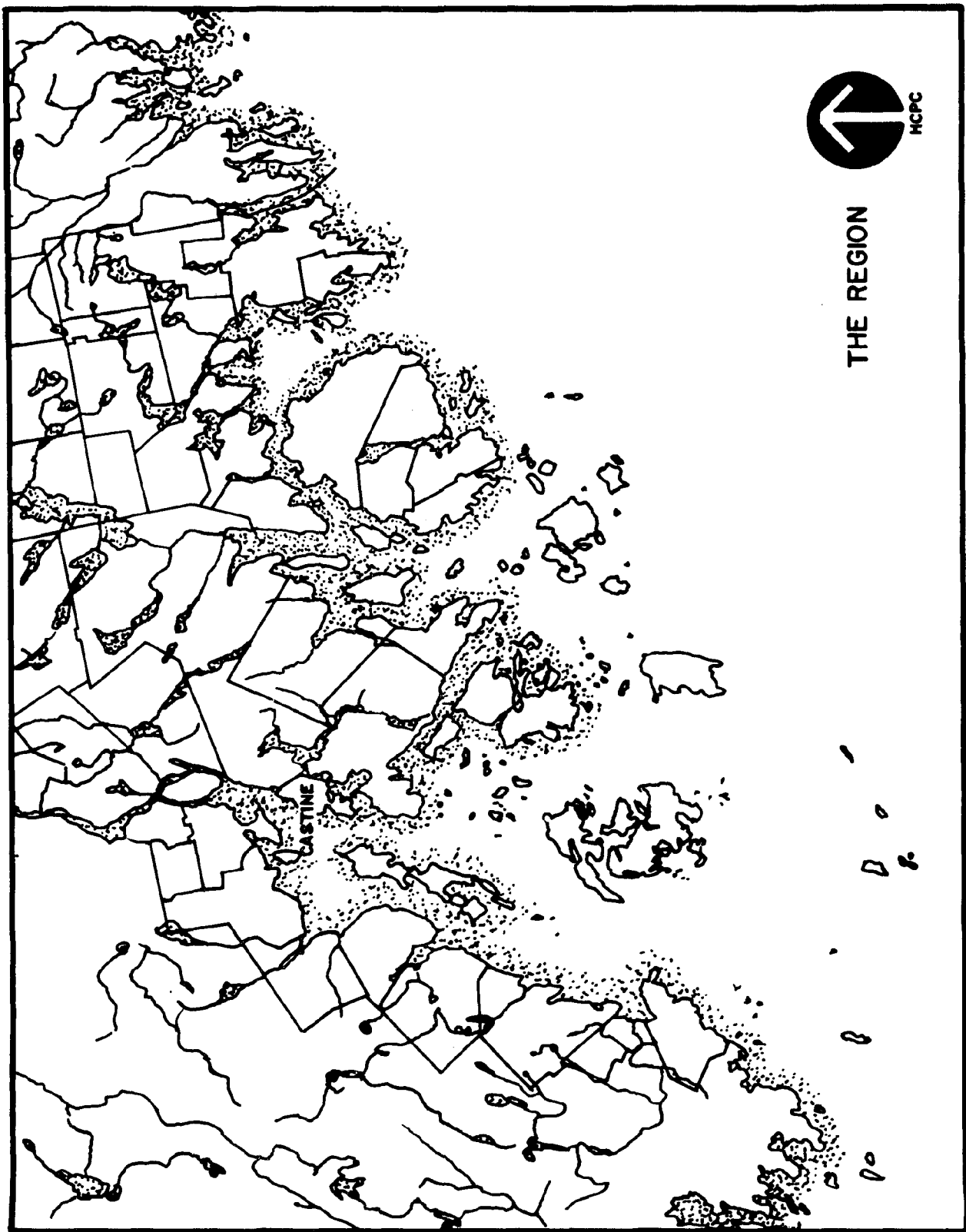
Source: Interim Comprehensive Plan for Isle au Haut, Maine;  
(Haskell and Associates, Hallowell, Maine)

Maine Register, State Year-Book and Legislative Manual;  
(Tower Publishing Company, Portland, Maine; 1969)





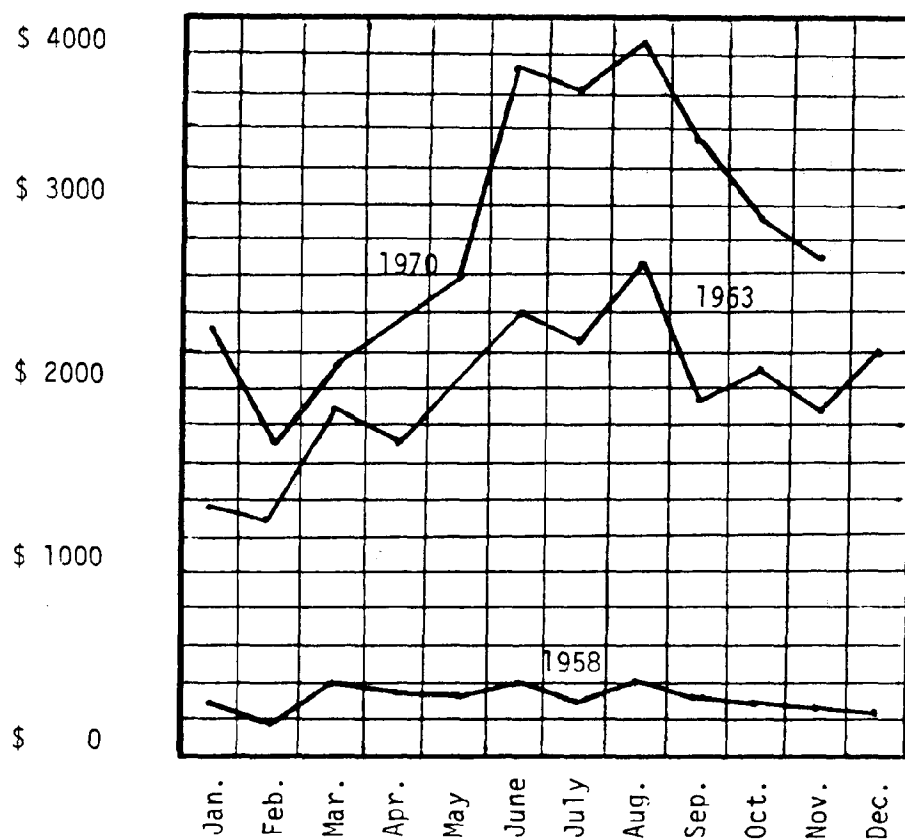
MAP I



MAP 2

Figure 3

TAXABLE SALES IN THE MID-COAST ECONOMIC AREA



Source: Maine State Bureau of Taxation/Coastal Planning Group,  
State Planning Office.

Interim Comprehensive Plan for Isle au Haut, Maine  
(Haskell and Associates, Hallowell, Maine)

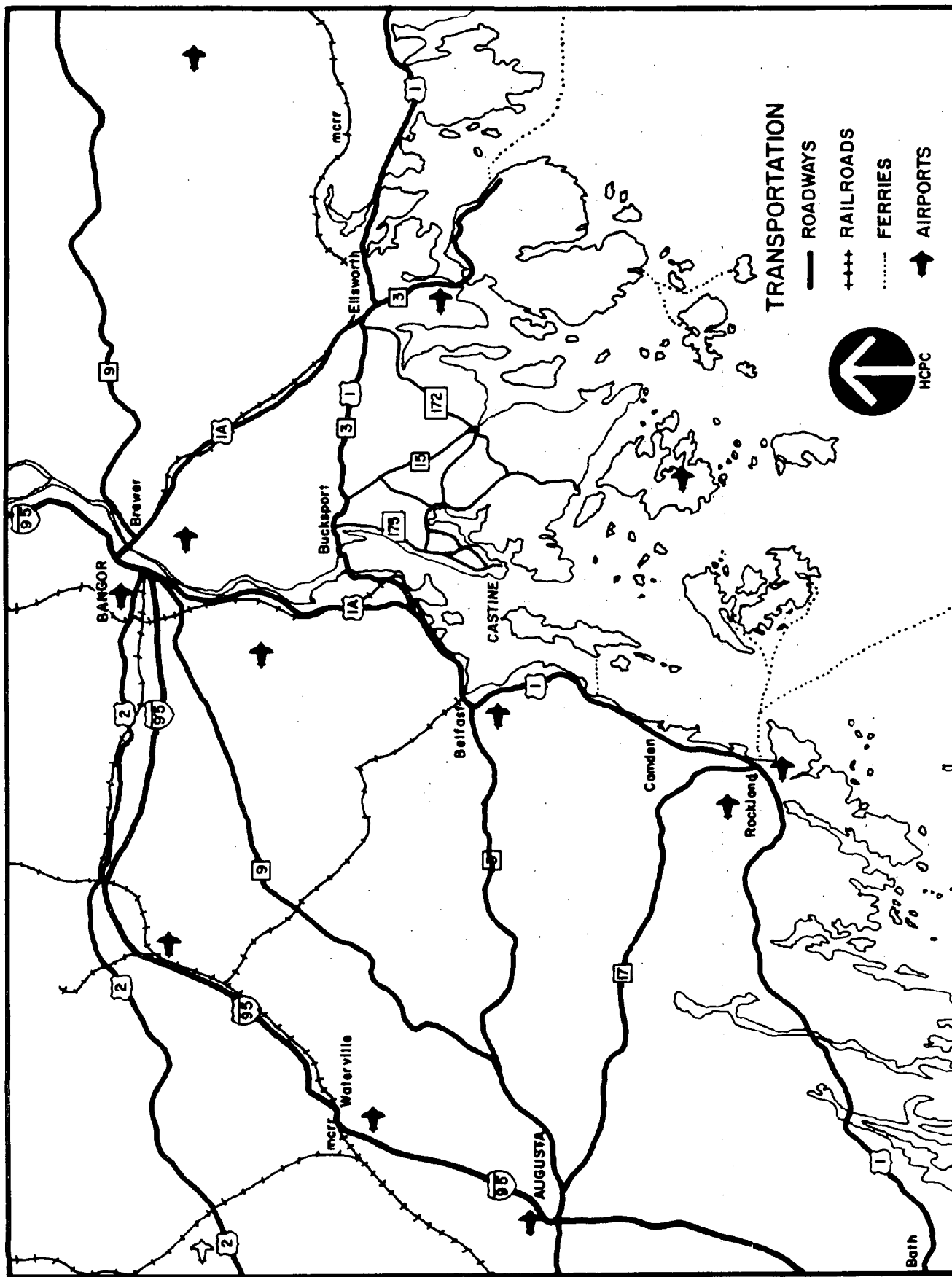
The region's transportation system is shown on Map 3. The majority of passenger and freight transportation within the region is by highways, which are heavily congested during summer months. Railroads serve Rockland, Belfast, Searsport, Stockton Springs, Bucksport, Ellsworth, Hancock, Franklin, and Sullivan. Various airfields--10 commercial and private--are scattered throughout the region. Searsport, a major port facility served by rail and having oil storage facilities and a pipeline terminal, is second only to Portland in the amount of tonnage it handles per year. Regular ferry service connects many islands with the mainland.

Nearly 31 percent of the region's housing stock is for seasonal use. In Castine, 36 percent of the housing stock is for seasonal use. During the last four years, 13 year-round and 3 seasonal homes have been built in Castine.

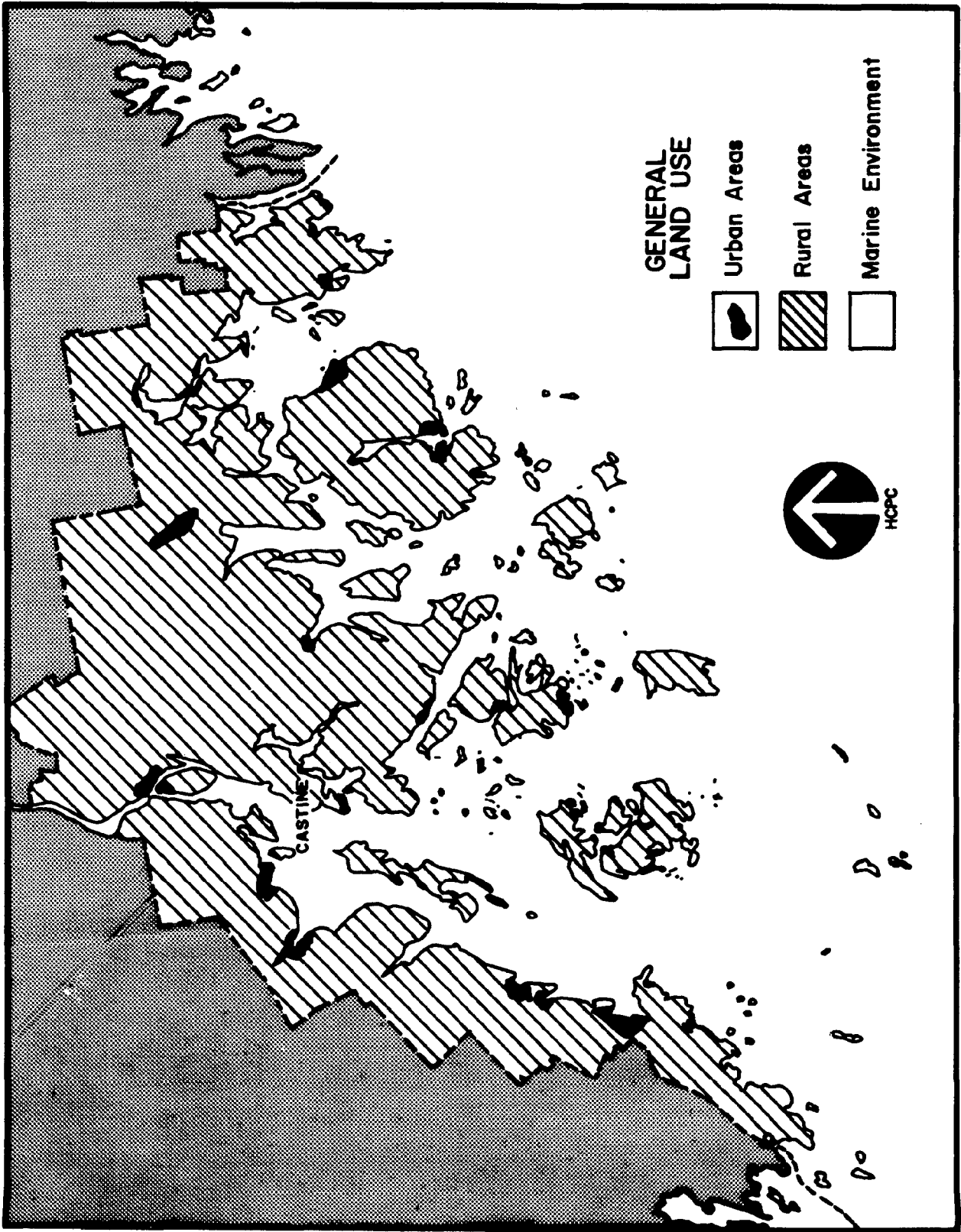
Acadia National Park, the most significant recreational attraction in the area, draws more visitors than all other federal and state parks in Maine. It is interesting to note that the region's federal and state recreation facilities account for 64 percent of all visitor days to such facilities in Maine, but the region comprises only about 36 percent of the State's land area.

Regional land use patterns are generalized on Map 4. The majority of the area is rural, with low densities. Development activities in the region are characterized by "strip" development along the roads and waterfront areas. Agricultural land use, located in the rural areas, is limited because of the relatively poor soils.

According to the 1978 Castine Community Survey, Castine depends to a large extent on Bucksport, Bangor and Ellsworth. Most Castine residents buy their groceries in Bucksport; prices, variety of stock, and shelf-life of goods are the primary reasons for this reliance. The purchase of clothing, furniture, and appliances is distributed between Bangor and Bucksport. A significant number of townspeople purchase hardware, building supplies, and garden supplies in Bucksport as well. It is interesting that more people shop in Bangor than in Ellsworth. The relationship with Bangor is apparently a throwback to the days when Castine, as a Penobscot River town, had daily contact with Bangor through shipping and river transportation. If for no other reason than that a trip out of town provides a needed break in the routine of Castine life, these places will probably continue to play an important role in providing Castine with goods and services.



MAP 3



MAP 4

Bucksport provides grocery stores, hardware stores, automotive parts stores, barber shops, clothing stores, an appliance store, and a building supplies center, among others. Bangor has many automobile sales and service establishments, restaurants, clothing stores, etc., many of which are located in shopping malls which provide shopper convenience. In recent years, Ellsworth has experienced a significant commercial boom, and in the future a larger number of Castine residents will probably turn to Ellsworth for their shopping needs.

#### Influences External to the Immediate Region

External influences include the demand for recreational use and development; pressures for industrial development within the region; problems associated with mainland support of off-shore oil drilling; various legal and economic influences on the fishing industry; trends towards regionalization of government and government services; social and cultural influences; and various levels of land use planning.

Figure 4 outlines various estimates of future recreational demand on the Maine coast. The most steadily increasing and influential demand since World War II has been for recreational use and development.

Figures of 3.9 million visitor days for coastal recreation facilities projected for 1980 by one study were realized in 1971. A key question is: will this growth be checked by breakdown of support systems (e.g. highway congestion) and deterioration of the environment from overuse and overdevelopment, or by careful planning that will maximize benefits while minimizing adverse effects? Historically, there has been no coordinated planning policy to control recreational use for the public's benefit.

The location and types of existing and proposed industrial activity within the region is shown on Map 5. Industrial pressures have occurred in the form of proposals for nuclear power plants, oil ports, coal burning power plants, oil refineries, and associated industries such as plastics.

Because of its cold water and comparatively low population densities, it is likely that the region will continue to experience substantial pressure for nuclear power plant siting.

Although an oil refinery proposal for Searsport was turned down in recent years, it is possible the region will support related industrialization involving refinery products if one or more oil refineries are eventually constructed in the coastal zone. Consideration has also been given to expanding the existing dock facilities in Searsport, and new dock facilities have been built recently in Winterport. Under Maine's coastal zone planning program, both Searsport and Penobscot are designated as areas for possible heavy industrial expansion. It is also possible that the Maine Maritime Academy, because of its facilities in Castine, might play a role in the increased shipping potential on Penobscot Bay.

Figure 4

ESTIMATES OF DEMAND AT PUBLIC RECREATION AREAS IN THE MAINE COASTAL ZONE

Estimate	Million Visitor Days				
	1960	1969	1980	2000	2020
NAR Rate <sup>a</sup>	1.7	3.0	4.2	6	11
Acadia Rate <sup>b</sup>	1.7	3.0	4.7	10	22
Maine Coastal Rate <sup>c</sup>	1.7	3.0	7.0	33	155

Notes:

a. Rate estimated by North Atlantic Regional Water Resources Study (27.5 percent per decade)

b. Rate slightly below recent Acadia figures (40.0 percent per decade)

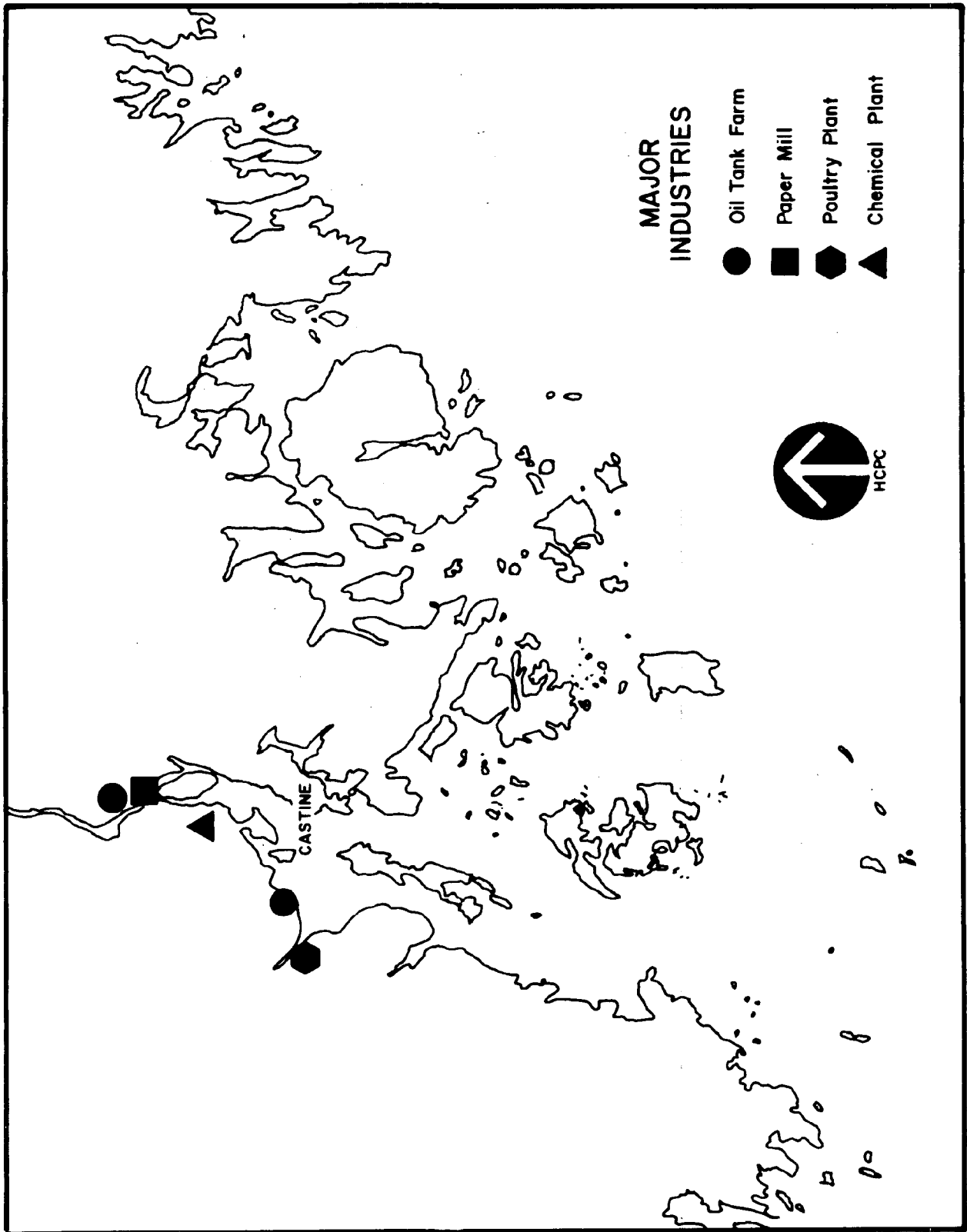
c. Rate approximately equal to recent rate for Maine coastal zone parks and less than national rate for national parks (80.0 percent per decade)

Source:

Regional and National Demands on the Maine Coastal Zone; (New England River Basin Commission, Boston, Massachusetts; 1971)

Interim Comprehensive Plan for Isle au Haut, Maine; (Haskell and Associates, Hallowell, Maine)





The general economic trends of the region are likely to affect the Castine community. The increasing value of coastal properties already affects the local residents; young families and middle income families have difficulty purchasing property within the town. Increasingly, coastal properties in the region are being purchased by retirees. Another trend is the increasing price of energy for transportation which will add to the existing problems of mobility in the area.

Another area of influence may be identified as the various systems and levels of land use regulation and planning. The federally sponsored Coastal Zone Management Program and subsequent state level programs are examples of this planning. There are also various air, water, and land use laws administered by the state.

#### Summary

Similar to many coastal towns in the region, Castine experiences numerous internal and external development pressures. Among the more important are recreational (primarily seasonal), and industrial, especially in connection with Searsport and the Penobscot Bay.

# **III**

## **Historic Perspective**

## HISTORIC PERSPECTIVE

### Background and Population Trends

Castine's geographic location at the head of Penobscot Bay, and at the mouths of the Penobscot and Bagaduce Rivers, has been the primary factor in the settlement and development of the town. Indian relics and shell heaps, believed to be from the Abnaki Indians, have been found in Castine and are evidence that the peninsula was a frequent camping ground for this nomadic tribe. In 1613 the town was occupied by French traders and was the first town in Hancock County to be permanently settled.

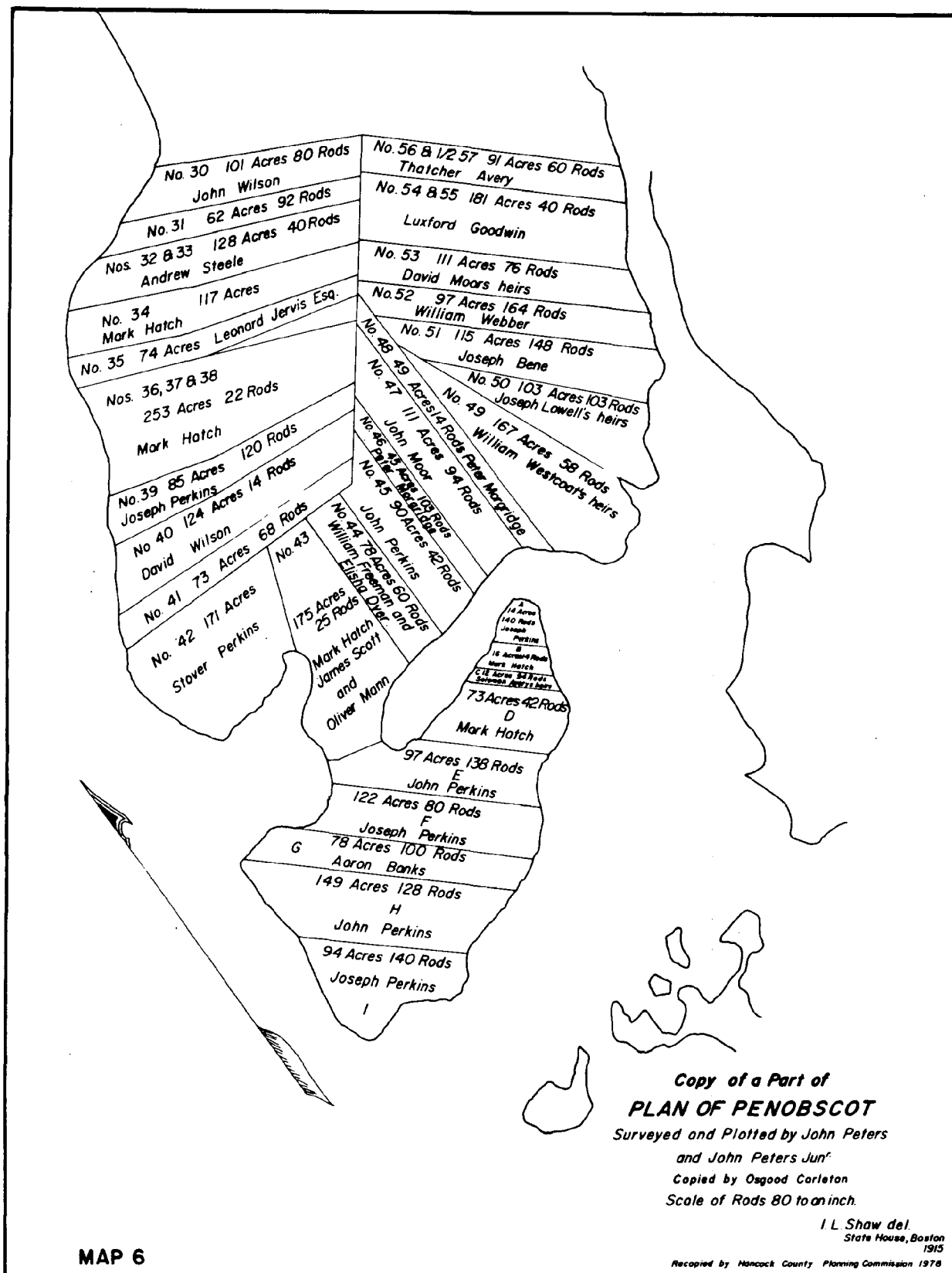
The combination of this geographic location and a large, safe, deep-water harbor assured the continued occupancy of the town. Known variously at different periods of its development as Majabigwaduce (or variants of the same), Pentagoet, Penobscot, and Castine, the town has a rich historical heritage. Here the governments of three European nations--France, Holland, and England--vied for control of the northeastern portion of the North American continent with its rich reserves of fish, fur, and lumber. As early as 1670, the excellent fisheries at Castine were documented; however, fur trading was the staple of the area's economy during the early settlement period.

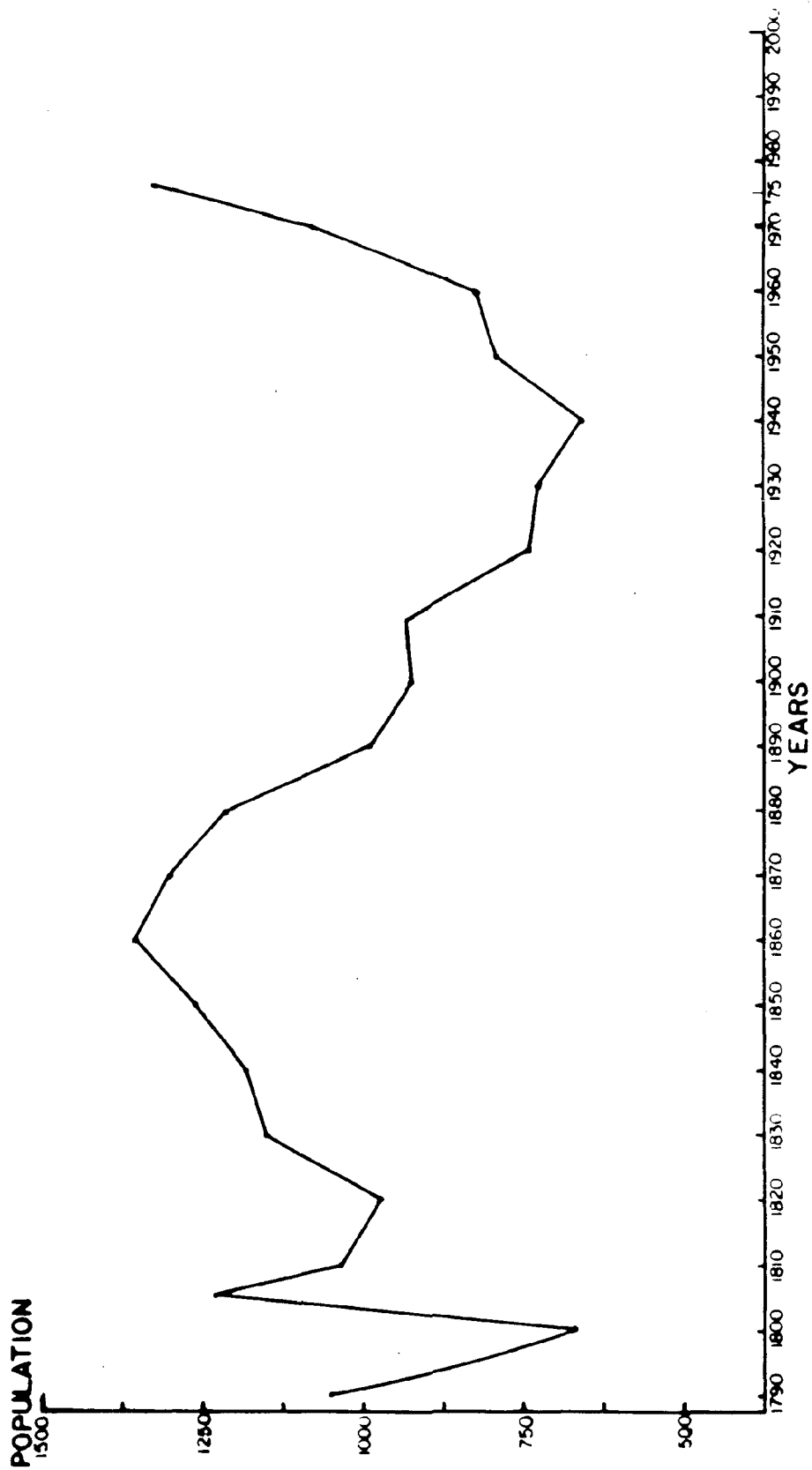
When the British had finally gained control of the colonies, land grants were made available to loyal subjects and the population of the area began to increase rapidly. The accompanying map of the town indicates the disposition of these early grants (see Map 6). The peninsula of Castine became militarily strategic because of its location near the vast forests of Maine. William Hutchinson Rowe, in The Maritime History of Maine, suggests that, "The necessity of holding as much of Maine as possible for the purpose of retaining (the source of the supply of masts) was the chief factor in the British occupation of Castine throughout the Revolution. The interest of Britain in the Penobscot country was to be evidenced again a generation later by her occupation of Castine again in 1814."<sup>1</sup> During the Revolutionary War, Castine was considered to be so important to the Americans that they were to suffer their greatest naval defeat, the Penobscot Expedition, in an attempt to wrest control of Castine from the British occupying forces.

Trends in Castine's population growth are shown on Figure 5. The U. S. first began to take a census in 1790; at that time, Castine's population was high because its area also included the towns of Brooksville and Penobscot. The population continued to grow until 1860 when Castine's economy of fishing, farming, trapping, and shipbuilding reached its peak. The decline in Castine's population corresponded to a great decline in the town's economy beginning about 1850; the decline in the population continued until about 1940.

---

<sup>1</sup>William Hutchinson Rowe, The Maritime History of Maine: Three Centuries of Shipbuilding and Seafaring; New York: W.W. Norton and Company, Inc., 1948, p.43





SOURCES: U.S. Census

## HISTORIC POPULATION of CASTINE

FIGURE 5

Of the events that combined to cause Castine's economic demise in the mid-1800's, probably the most important was the cancellation of the bounty paid to fishermen by the U. S. government. As Ellenore Doudiet points out in Majabigwaduce, "On the first of January.... the fishermen gathered in Castine to receive the 'bounty' with which the United States government encouraged their arduous vocation. The amount paid in this way every year made an important addition to the income of the fishermen, and, as the result shows, was indispensable to the continuance of the business. From the time when the government ceased to pay the bounty, the business declined, and, so far as this region is concerned, has come to an end. The Deputy Collector reported that in the year 1857--probably one of the more prosperous years--bounties were paid to this office to three hundred and fourteen vessels, to an aggregate amount of more than fifty-nine thousand dollars."<sup>2</sup>

Castine's marine economy was based upon the salt which was used to preserve the fish; as George S. Wasson reports in Sailing Days on the Penobscot, "...Castine became the great salt depot of Northern New England." Castine had "practically a monopoly" on this commodity: "Castine, in her own ships, imported salt from Cadiz, Liverpool, and other ports, stored it in large salt houses built on the wharves, and selling it by the ton to hundreds of vessels from all quarters, established a trade which, to a great extent, accounts for the many fine old dwellings in the town....In the heyday of fishing, nearly five hundred craft have been counted in the spacious harbor, waiting for salt."<sup>3</sup>

William Hutchinson Rowe sums up the relationship between the fishing bounty and the salt business, and its effect on Castine: "The Civil War marks the close of an era in the Maine fisheries. The bounty which for nearly three-quarters of a century had eked out the scanty returns received by the fisherman was removed by Congress. The result was that the salt cod fisheries decreased over one-half in five years and steadily dwindled so that in 1900 only six Maine vessels were thus engaged. This brought disaster not only to the men and vessels engaged, but also the merchants along shore. Many, who had built great salthouses and maintained large general stores to supply the bankers and seiners, found their profitable business gone.

"Up to this time Castine, the wealthiest town in Maine in proportion to its population, had been the great salt depot of eastern Maine... The fishermen assembled in the capacious harbor in the spring waiting to take in salt and other supplies for the four-month voyage to the Grand Banks or the Bay of Chaleur. During the summer would come the salt fleet from Cadiz or Liverpool, Castine ships with great cargoes of coarse salt, to be stored in the staunch salthouses and sold by the ton to the fishermen...In the fall the fishing fleet would return

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<sup>2</sup>Ellenore Doudiet, Majabigwaduce: Castine, Penobscot, Brooksville, Castine, Maine: Castine Scientific Society, 1978, p. 58, p. 59

<sup>3</sup>George S. Wasson and Lincoln Colcord, Sailing Days on the Penobscot: The River and Bay As They Were In The Old Days, Salem, Massachusetts: Marine Research Society, 1932, pp. 189-190.

with the harvest of the sea and dispose of their cargoes. Again in January they returned to collect the bounty with which the United States encouraged them in their labors.

"After 1857 Castine's importance as a fishing and shipping center rapidly decreased. Great losses were sustained by the principal merchants during the Civil War, and the once numerous fleets of fishing schooners became smaller and smaller as such ports as Portland and Gloucester gained an advantage, being nearer the market. There were only left the fine old homes and the massively framed salthouses on the wharves to testify to the importance of the trade in the salt cod era."<sup>4</sup>

1857 was probably the last prosperous year in Castine, because it was the year of the great panic. "The panic of 1857--," writes Gorham Munson, "brief but disastrous for six thousand business concerns--put a stop to clipper building. The panic was the explosion after the nation-wide inflation that had ensued on the discovery of gold in California."<sup>5</sup> Not only the building of clipper ships was curtailed by the panic, but also the entire shipping industry was effected. Louise Dickinson Rich writes that, "The decline of the Maine shipping started before the Civil War. In 1857 the whole country was subjected to a severe depression, which amounted to a disaster to the shipping interests. Once proud vessels rotted at their anchorages, and trade was at a standstill. The Civil War completed what was already begun."<sup>6</sup> Another blow to Castine's economy had been the removal, in 1836, of the county seat from Castine to Ellsworth, and later the removal of the Castine Customs House.

Wasson concludes his discussion of Castine's economic decline: "After the general decay in shipping, and especially of the great lumber trade in which Castine had many vessels engaged, attempts to conduct manufacturing of various kinds followed, but all seemed destined to ultimate failure. Singular inaccessability of the town was no doubt its chief reason, for at all seasons the thirty-six mile drive to Bangor was an experience not to be forgotten. In winter the roads were often blocked by heavy snow; the clay soil of the region produced deep, sticky mud until late in the season, and on long, steep hills, seldom to be equalled, protruding ledges of granite that must be climbed at intervals. No wonder that the Castine road was known as the worst among the many poor ones in the vicinity, and that steamboats took the bulk of travel in all directions when ice did not prevent.

"Castine, near the tip of the peninsula, and eighteen miles from any

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<sup>4</sup>Rowe, pp. 282-283

<sup>5</sup>Gorham Munson, Penobscot: Down East Paradise, New York: J. B. Lippincott Company, 1959, p. 134.

<sup>6</sup>Louise Dickinson Rich, The Coast of Maine, Revised Edition, New York: Thomas Y. Crowell Company, 1965, p. 88



railroad, had, at first, sailing and then excellent steam communication with many ports. As commerce neared its vanishing point, the town was among the first to feel the beneficial effects of summer visitors, who bought land, built many fine cottages and transformed a moribund old seaport into a noted summer resort."<sup>7</sup>

Another factor contributing to Castine's economic decline was the development of steam power, and especially of the railroads. Also, the heavy industrialization of the northern states, occasioned by the Civil War, caused a considerable exodus of people from this area who wanted to take advantage of the new employment opportunities in the urban areas to the south. The boom days of the Maine coast economy were over.

As noted above, the population of Castine continued to decline until 1940, but since then it has increased steadily. The chief causes of the increase have been the establishment of the Maine Maritime Academy, the post-World War II baby boom, the exodus of large numbers of people from the overpopulated urban areas to the south, and the movement here of a significant number of retirees to the relative peace of the State of Maine.

#### Economic Trends in Castine

Today it is difficult to imagine the extent of commercial activity which was once carried on in Castine. The original economy of the town, up until the middle of the 18th century when expansion really began, was based mainly on fur trading, fishing, and agriculture. Castine was in an ideal spot, located as it is at the mouth of the Penobscot River, to receive the furs which were sent down the river from the vast wilderness to the north. Later on, Castine's location was excellent for ships engaged in the lumber trade on "Bangor River," as the Penobscot was known. The fishing was also excellent at the time of early settlement, and Castine was ideally located for easy access to the fishing grounds. Agriculture during this period was carried on primarily to sustain each individual family.

In 1784, Daniel Low built a tannery, which is the first recorded industry in Castine. After this, there was a great deal of commercial and industrial activity; in 1789, the first Custom's House was established at Castine, an institution which greatly increased the prestige of the town and the activity of its harbor and port. In 1793, the first schooner to be documented was built at Castine; this was the schooner Nancy. Thus began Castine's development as a great shipping and shipbuilding port; for many years Castine ships were seen in every major world port. Rowe reports that, "In 1799 Castine owned 3 ships, 1 brig, 10 schooners, and 2 sloops, all built in the town. The next decade there were added to them 2 ships, 6 brigs, 6 schooners, and 2 sloops."<sup>8</sup> Shipbuilding was a mainstay of the Castine economy for nearly a century.

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<sup>7</sup> Wasson and Colcord, p. 192

<sup>8</sup> Rowe, pp. 66-67

Between the years 1795 and 1804, commercial expansion included a hat store, a brick yard, a rope walk, a pump and block making factory, a sail loft, a chair factory, and other miscellaneous manufacturers. In 1779 Castine got her first settled physician, Oliver Mann.

The peak years for the Castine economy were those from about 1810 until 1850; ship building, salt shipping and storage, lumber shipping, and fishing, as well as the myriad of occupations associated with shipping, formed the heart of the economy. As Rowe points out, "The shipyards developed many allied trades. In the larger towns practically everything that went into their vessels was fabricated....For example, for years in Castine, Hatch and Mead were the chain makers and shipsmiths, John Sampson manufactured pumps and blocks, John Dresser conducted a rope walk, and William Chamberlain baked ship bread."<sup>9</sup> In 1810, the shipping trade centered around rum, fish, groceries, and West India goods. In 1814-15, when the British were occupying Castine, many English goods were imported to the town. By 1816, the commercial activity had increased to such a pitch that the Castine Bank was established. Newspapers were also published here.

In 1820 the first dentist settled in Castine. In 1835 a flour mill and a chain manufactory were established; rope-making was already a thriving business, one which lasted into the 20th century.

In 1840, when the population of Castine was 1188, 79 men were involved in agriculture, 107 were manufacturers or tradesmen, 47 were navigators of the ocean, 10 were navigators of rivers, canals, and lakes, and only 9 were members of the learned professions or engineers. There were 4 pensioners for revolutionary or military services. Also in 1840, there were seven schools distributed throughout the town to educate the 346 children.

With the decline in shipping, Castine underwent a great decline in business between 1850 and 1875. It was the rediscovery of Castine as a resort town in the late 1800's and early 1900's which, as Wasson reminds us, probably saved the town from serious economic crises. From that time until the present, seasonal "tourist" trade has been a significant part of the Castine economy. Other input into Castine's economy today comes primarily from the Maine Maritime Academy, real estate sales and financial services, health services, and from the large retired community (see Economic Base Study).

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<sup>9</sup> Rowe, p. 137

**IV**  
**Human Community**  
**and**  
**Economic Base Study**

## HUMAN COMMUNITY

### Introduction

A town's principal resource--its people--is of primary importance in the comprehensive planning process. Since a basic objective of planning is to provide for existing and future populations, this element must be studied, evaluated, and projected before town plans can be appropriately developed. This section is concerned with population growth, natural population changes, population distribution by age and sex, population distribution by area, seasonal population, and future population estimates. In addition to these, regional and historical aspects are also incorporated to give a broad picture of the people in Castine.

The door-to-door survey conducted by the Town Planning Aide has provided the statistical information which has been incorporated into the figures and tables that are included in the study.

### Qualitative Factors

The birth rate in Castine was high in the eighteenth and early nineteenth centuries when large families were usual. In-migration also helped to raise the population to a peak of 1,357 in 1860. This was the year when Castine's economy of fishing, trapping, farming, and ship building was most active. In addition, the export of timber from the inland reaches of the Penobscot River attracted many settlers to this area.

As the transportation within the country shifted from sea to rail, the mainstays of Castine's economy became outmoded and the population began to migrate to the industrializing urban areas. This trend continued for 90 years until 1940, when the population reached a low of 662.

### Population Growth

The total population by decade from the United States Census is given in Table 1 for the Town of Castine.

TABLE 1

#### Historical Population

Town of Castine, Maine

<u>Year</u>		<u>Year</u>		<u>Year</u>	
1790	1048*	1860	1357	1930	726
1800	671	1870	1303	1940	662
1810	1036	1880	1215	1950	793
1820	975	1890	987	1960	824
1830	1155	1900	925	1966	1105**
1840	1188	1910	938	1970	1080***
1850	1260	1920	743	1978	1328****

- \* Included Penobscot and Brooksville
- \*\* Hans Klunder Survey for 1968 Comprehensive Plan
- \*\*\* U.S. Census--included approximately 490 Maine Maritime Academy students
- \*\*\*\* Castine Community Survey--includes year-round residents plus 633 Maine Maritime Academy students

There was a steady increase in population in Castine after the establishment of a permanent English colony in 1760. With the cessation of the Revolutionary War, the economy became stable and people were drawn to Castine.

In 1860 the Civil War and its effect on the area's economy stimulated population movement out of Castine. This decline in the town's population continued into the twentieth century, although the population of the state as a whole was increasing.\*

The 1960 census shows an increase in Castine's population, the first major change since 1860. This increase was due in part to the Post-World War II baby boom. Growth continued at an increasing rate as the 1960 census and the 1966 Hans Klunder census for the 1968 Comprehensive Plan indicate. While the population increased 3.9 percent during the decade from 1950 to 1960\*\*, it increased 34.1 percent during the period of 1961 through 1966\*\*\*. This large increase (the largest increase in the population of Castine in the last century) has been followed by a smaller increase of 20% (1105 to 1328) during the period between 1966 and 1978. This increase may be attributed to the expansion of the Maine Maritime Academy and a large increase in its student population. Castine's year-round population in 1978, excluding approximately 633 MMA students, is 695. It is interesting to note that the population as long ago as 1810 was 1036 which is roughly the same as Castine's year-round and seasonal populations combined in 1978 (see table 2).

#### Natural and Migratory Population Changes

The 1978 Castine Community Survey revealed that a total of 138 people have moved into Castine during the last seven years; this figure represents a 10 percent increase of the total year-round population. In addition, the student population of the Maine Maritime Academy has increased by 143 (490 to 633) since 1970. Since some of the non-students are associated with the Academy, it is clear that the expansion of that institution has been the primary cause of in-migration during the past seven years.

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\* Between the years 1850 and 1940, the population of the state increased steadily from 583, 169 to 847, 226 (with a slight decrease following the Civil War); the population of Hancock County, however, decreased between these years from 34,372 to 32,422.

\*\* U.S. Census figures include MMA students

\*\*\* Included 142 new Maritime students and 151 new residents.

## Population By Age

The vitality of a community often depends on the balance of its people with regard to age and sex. The Castine Community Survey, as shown on Table 2, revealed most residents are over forty-four. Also that 53 percent of the total resident population are female. Non-resident totals show the 45 to 64 age group is the majority with more females than males. Figure 6 is a comparison of the age distribution of the town to the State of Maine.

TABLE 2

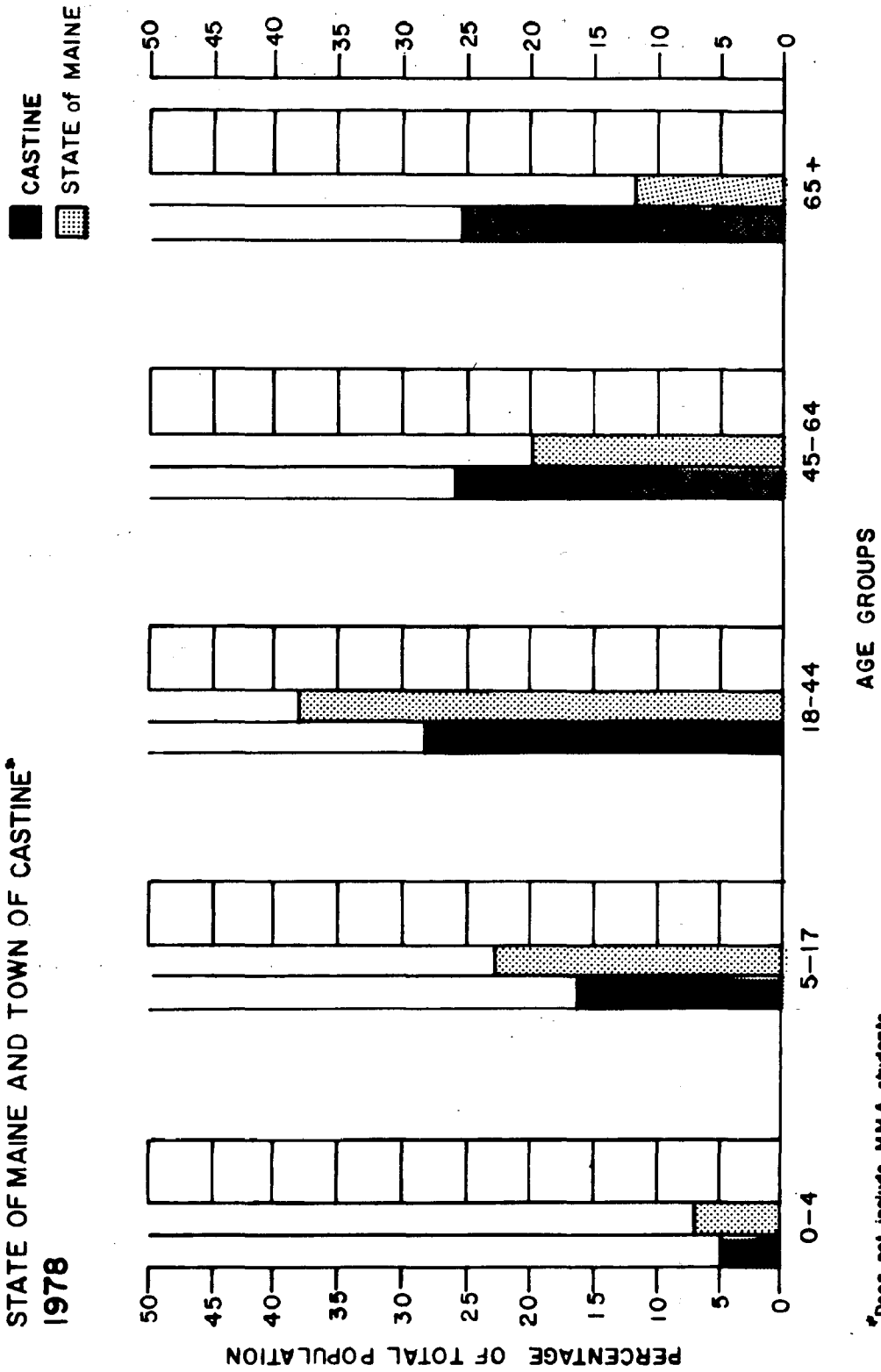
Castine Age and Sex Distribution*		
1978		
Under 5	37	
5 - 17	167	
18 - 44	287	
45 - 64	315	
65+	<u>224</u>	
TOTAL POPULATION	1030	
<u>Resident</u>		
	<u>MALE</u>	<u>FEMALE</u>
Under 5	18	14
5 - 17	54	55
18 - 44	101	95
45 - 64	84	98
65+	<u>70</u>	<u>106</u>
TOTALS	327	368
RESIDENT TOTAL POPULATION:	<u>695</u>	
<u>Non-Resident</u>		
(Seasonal)		
	<u>MALE</u>	<u>FEMALE</u>
Under 5	3	2
5 - 17	28	30
18 - 44	48	43
45 - 64	60	73
65+	<u>18</u>	<u>30</u>
TOTALS	157	178
NON-RESIDENT TOTAL POPULATION:	<u>335</u>	

\* Figures do not include approximately 633 Maine Maritime Academy students.

Source: Castine Community Survey; 1978

# COMPARISON OF AGE DISTRIBUTION

STATE OF MAINE AND TOWN OF CASTINE\*  
1978



\*Does not include M.M.A. students

FIGURE 6

### Education Levels

The median number of school years completed for Hancock County residents is 12.2 years. The average for the State of Maine is slightly lower, between 11 and 12, and for Castine slightly higher (see Table 3).

TABLE 3

#### CASTINE RESIDENT EDUCATION LEVELS\*

	<u>Grade</u>	<u>Male</u>	<u>Female</u>
Grade School	0 - 8	--	--
	9	3	1
	10	--	--
	11	--	--
High School	12	22	26
	13	1	6
	14	6	16
	15	5	3
College Degree	16	29	23
	17	1	--
Post Graduate	18	17	8
No Response	--	5	7

\* Does not include retirees

Source: Respondents to Castine Community Survey: 1978

### Population Distribution by Area

The overall density of Castine, excluding MMA students but including seasonal residents, is 130.38 people per square mile; density is higher if MMA students are included (see Table 4). This indicates a high density for the town but it does not reflect the distribution of population in Castine. The natural separation formed by the British Canal on the Neck marks the line between the compact area of the peninsula and that of the "Neck" or northern portion of town. Within the urban area on the peninsula there is a definite pattern of population distribution. Because the early economy was oriented toward the sea, the northern area of the peninsula, from the golf club west to Blockhouse Point and to the British Canal, did not develop. Thus the population formed a dense pattern around the commercial harbor area. Population outside of the compact area is stretched along Route 166 and Route 166-A and is oriented toward the road and the shore.



TABLE 4  
POPULATION DENSITY

	<u>Square Miles</u>	<u>Persons Per Square Mile</u>			<u>Percent Change 1970-78</u>
		<u>1970</u>	<u>1975</u>	<u>1978</u>	
Castine*	7.9	136.7	160.3	168.1	23.0
Hancock County	1,692.82	20.7	23.1	N/A	N/A
Maine	31,884.85	31.2	33.2	34.1	9.3

\* Includes Maine Maritime Academy students, not seasonal population

Sources: 1978 Castine Community Survey  
SPO Statistical Reports, Population Projection Series PPS-1, July, 1977

#### Seasonal Population

The 1978 Castine Community Survey indicated that there are 335 seasonal residents owning 156 seasonal dwelling units. These owners represent 17 states and the Panama Canal Zone. The fact that almost all of the homes are owned rather than rented indicates the seasonal population is not transient and indeed is well represented among those retiring to Castine on a permanent basis.

#### Population Forecast

The population pressure from southern New England will continue to affect the region and town of Castine. In fact, Hancock County is currently one of the fastest growing counties in the State of Maine. The state prediction that Castine will continue to grow is reinforced not only by the upward trend in population since 1940, but also by the firm commitment of the Maine Maritime Academy to its facilities in the town.

Population projections based on the 1,030 population figure (year-round and seasonal residents) indicate a 1980 population of 1,048, a 1990 population of 1,128 and a 2000 population of 1,216. Providing that the student population at the Maine Maritime Academy remains stable, the population at the turn of the century would total around 1,850 (year-round, seasonal, and MMA students), an increase of 186 people.

### Community Organizations

There are numerous social, religious, and civic organizations in Castine. These are listed in Table 5 with the frequency of meetings and facilities available for the organizations use. In general, there appear to be sufficient opportunities for interaction between town residents and its visitors.

TABLE 5

#### SOCIAL - RELIGIOUS - CIVIC ORGANIZATIONS

Castine, Maine

ORGANIZATIONS	Frequency of Meetings	Facilities Available
SOCIAL		
Eastern Star	Monthly	Grange Hall
Masons		Grange Hall
Rebekahs	Bi-Monthly	Grange Hall
Castine Grange	Weekly	Grange Hall
Castine Golf Club	Seasonal	Golf Club
Castine Yacht Club	Seasonal	Yacht Club
Cold Comfort (Drama)	Varies	Emerson Hall
RELIGIOUS		
Unitarian	Weekly	First Congregational Church
Espiscopalian	Weekly	Trinity Chapel
United Church of Christ	Weekly	Federated Church
Catholic	Weekly	Our Lady of Holy Hope
Unitarian Alliance		
Dr. Mary Cushman Circle		
Trinity Guild		
CIVIC GROUPS		
Castine Women's Club	Monthly	Emerson Hall or MMA
MMA Women's Club		MMA Faculty Club
Castine Men's Club	Bi-Monthly	MMA Faculty Club
Castine Garden Club	Monthly	Private Homes
Hospital Auxiliary		
Fire Department Auxiliary		
Ambulance Corps	Bi-Monthly	Wetherle Library
Castine Conservation Trust		Emerson Hall

## Attitudinal Survey

The Castine Community Survey, 1978, identified many important issues which concerned town residents. Two of the attitudinal responses are toward the need for better local law enforcement and toward making a change in Castine's present zoning ordinance to allow two-family dwellings within the residential zone. To the question, "Do you feel that Castine needs a law enforcement officer?" 69 percent of the year-round residents (133 of 192) and 82 percent of the seasonal residents (55 of 67) answered yes. Of those favoring better law enforcement, 65 percent of the year-round residents and 82 percent of the seasonal residents would prefer a law enforcement officer that is paid and employed year-round.

In answer to the question, "Should the present zoning ordinance be changed to allow for two family dwellings within the Residential Zone?", 68 percent of the year-round residents (105 of 155) and 44 percent of the seasonal residents (24 of 55) favored changing the ordinance (total response was 129 of 210, or 61%, in favor).

Other related issues concern the establishment of an architectural review board, protection of Castine's downtown business district and growth of the Maine Maritime Academy.

In response to the first issue, "Would it be desirable to have an 'architectural review board' to exert influence over the outside design and appearance of buildings in or near the built up areas of town with the idea of preserving the historic flavor of the community," 55 percent (105 of 190) of the year-round residents and 81 percent of the seasonal residents (54 of 67) favored establishment of such a board.

In response to the question, "Do you consider the Maine Maritime Academy to be an asset to the town?", 81 percent of the responses, both seasonal and year-round residents, answered affirmatively. However, to the question, "Would you like to see the size of the Academy increase, decrease, or stay the same?", 52 percent (116 of 222) of residents and seasonal respondents avored no growth; 14 percent favored an increase; 15 percent favored a decrease in size, and 19 percent had no opinion. When asked, "If the Academy should increase in size, would you prefer it to do so vertically or horizontally?", most (93 of 145 respondents, or 64 percent) said they would prefer horizontal growth. Most respondees stated a preference for horizontal growth only within existing MMA boundaries.

With regard to community-wide growth, a majority of year-round and seasonal residents were in agreement that, "Castine must keep a balance between being large enough to be able to afford and provide the services its citizens desire, yet not so large that its unique small town atmosphere is lost." (Total response to this opinion was 143 of 226, or 63 percent). 78 respondents felt that Castine is big enough, and only 5 agreed that Castine should encourage expansion.

Most Castine residents oppose the location of any industrial activities in Castine. 84 percent of the respondees (216 of 258) agreed that, "Castine must be kept predominantly residential and service oriented and discourage manufacturing or industrial activities." 13 percent (34) disagreed, and only 3 percent were uncertain. Clearly, Castine residents wish to maintain the status quo.

Finally, the attitude of Castine residents toward protection of natural or scenic areas in town is almost unanimously positive: 196 of 214 respondents (92 percent) favor protection of such areas; 8 oppose protection, and 10 are of no opinion.

In conclusion, Castine residents can be seen to have a conservative attitude toward future community expansion. Although year-round and seasonal residents differ on some issues, concern for protecting Castine's natural, historical, and scenic resources is great in both groups.

## ECONOMIC BASE STUDY

### Employment Characteristics

The majority (76 percent) of the employed town residents contacted in the Castine Community Survey work in the town (see Table 6). Of that percentage, 32 percent (34 persons) were employed by the Maine Maritime Academy, the town's largest employer. 22 of 107 respondents (21 percent) indicated that they are self-employed. Other major sources of employment for town residents are the health services--primarily at the Castine Community Hospital--real estate and insurance sales, and the St. Regis Paper Company.

TABLE 6

#### Place of Employment\*

<u>Place of Employment</u>	<u>Number of Residents</u>	<u>Percent</u>
Castine	74	76%
Bucksport	8	8%
Bangor	3	3%
Rockland, Portland, Bath	3	3%
Bar Harbor	1	1%
Blue Hill	1	1%
Orland	1	1%
Hancock County	85	88%
Penobscot County	3	3%
Out of State	6	6%

\* Town residents responding to Castine Community Survey: 1978

Summarized in Table 7 is the employed labor force by industry for the year-round residents of Castine. Summarized in Table 8 is the retired year-round residents by the industry in which they were once employed.

TABLE 7

## EMPLOYED LABOR FORCE BY INDUSTRY (Year-round Residents)

Town of Castine, Maine

TYPE of INDUSTRY in which EMPLOYED	NUMBER OF RESIDENTS	PERCENT OF TOTAL
Maine Maritime Academy	34	32%
Finance, Insurance, and Real Estate	12	11%
Health	10	9%
Wholesale and Retail Trade	8	7%
St. Regis Paper Company	7	7%
Repair Services	7	7%
Shipping	6	6%
Other Educational	5	5%
Other	5	5%
Construction	3	3%
Administration	3	3%
Personal Services	3	3%
Agriculture	1	1%
Fishing	1	1%
Clergy	1	1%
Not Reported	1	1%
Total Respondents	107	

Source: 1978 Castine Community Survey

TABLE 8

## RETIRED LABOR FORCE BY INDUSTRY FROM WHICH RETIRED (Year-round Residents)

Town of Castine, Maine

TYPE of INDUSTRY in which EMPLOYED	NUMBER OF RESIDENTS	PERCENT OF TOTAL
Finance, Insurance, and Real Estate	11	13%
Other	10	11%
Professional Services	9	10%
Education	8	9%
Military	7	8%
Maine Maritime Academy	6	7%
Retail and Wholesale Trade	6	7%
Repair Services	6	7%
Health	5	6%
Entertainment (Music)	3	3%
Administration	3	3%
Shipping	2	2%
Clergy	2	2%
Personal Services	2	2%
Agriculture	1	1%
St. Regis Paper Company	1	1%
Fishing	1	1%
Not Reported	3	3%
Total Respondents	86	

Source: 1978 Castine Community Survey

There has been a slight increase in the number of commercial enterprises since Castine's 1968 Comprehensive Plan; however, the amount of space utilized by business has decreased. From the Castine Community Survey, 164 of 219 respondents (75 percent) favored some kind of protective measures for the downtown business district; 39 respondents (18 percent) did not favor such measures, and 16 (7 percent) had no opinion. Most of those favoring protection felt that a healthy business district, centrally located, is essential to the life of the town. When asked how important a problem loss of business to other communities is to Castine, 1 of 243 respondents felt that it is a problem which must be solved immediately; 14 (6 percent) felt that it is of very great importance; 25 (10 percent) considered it of great importance; 104 (43 percent) considered it of at least some importance; and 99 (41 percent) felt that it is of no importance. Possibly the greatest business loss in Castine during the past 25 years has come as a result of the retirement of many of its skilled laborers, particularly carpenters and others associated with the building industry.

The 1968 Castine Comprehensive Plan reported that of the 27 businesses operating in Castine, 14 had indicated that over 51 percent of their business was transacted during the summer months. Although current statistics are not available, with the establishment of such summer programs as the Downeast Chamber Music School, and with the increased use of MMA facilities as a summer conference center, it is possible that seasonal increases in business have been greater since 1968. (See Table 9).

### Conclusions

The Maine Maritime Academy exerts a significant influence on the town's economy. Although figures on the amount of money spent and invested in Castine by the Academy, its facility and students is not available, its affect is obvious. Other important influences on Castine's economy are tourism and its attendant seasonal population, and the retired population.

TABLE 9

CASTINE ENTERPRISES

<u>Name</u>	<u>Service</u>
Acadia Book Service	Bookstore
Bagaduce Studio/Gallery	Commercial/Fine Art Work
Barb's Beauty Shop	Hairdresser
Bayview Beauty Shop	Hairdresser
Cap'n John's (seasonal)	Restaurant
Ormand Bowden, Contractor	Carpentry
Roy Bowden, Contractor	Painter/Electrician/Steeplejack
Candle Shop	Gift Shop
Castine Art Company (Vincent J. LaFlamme)	Art Appraiser/Dealer
Castine Cottages	Motel
Castine Inn	Hotel/Restaurant
Castine Real Estate	Realty
Castine Variety	Variety Store
Eaton's Boatyard	Building/Repair Boatyard
Kenneth Eaton	Snow Plowing
Richard S. Hale	Lawnmowing
Fred W. Hassen and Son	Realty/Insurance
David Hatch	Painter/Snow Plowing
Holiday House and Real Estate	Hotel and Realty
H.O.M.E. (seasonal)	Crafts
Hooper's Garage	Ford Sales/Service Station
K & L Grill	Lunch Stand
Leach's Garage	Service Station
Leach's Greenhouse	Greenhouse
Merrill Trust Company	Bank
John Martin	Antiques
Nemeth's Cabinet Shop	Cabinets
Pentagoet Inn	Hotel
Russell's Books	Used Books
Security Enterprises	Watchguard and Patrol Agent
Simpson's Mobile Home Court	Trailer Park
Donald Stewart, Sr.	Hardware Store/Plumbing/Electrical
Donald Stewart, Jr.	Plumbing/Electrical Repair
Three Crown Electric	Electrical Repair
Tozier's Market	Grocery Store
Stanley Trott	Printing
Frederick S. Wardwell	Realtor
Webber Oil Company	Fuel Oil
Windmill Hill Antiques	Antiques
Waterwitch	Clothing
Water St. Realty	Real Estate
Yellow Brick House	Antiques



**V**

# **Community Land Use, Services and Facilities**

## COMMUNITY LAND USE, SERVICES, AND FACILITIES

### INTRODUCTION

The Community Land Use, Services, and Facilities section is an assessment of many aspects of community life: its government, land ownership, transportation, communication, human services, and municipal services and facilities. It identifies the available institutions, services and facilities through which both townspeople and visitors interact with each other.

### GOVERNMENT

Castine employs a Town Meeting/Town Manager form of government. The elected officials include the Selectmen, the Town Clerk/Register of Voters, the Tax Collector/Treasurer, and the School Committee.

The Selectmen are responsible for the daily operation of the town. They are able to make decisions on only those issues that are delegated to them by the voters at the annual town meeting or by state legislation. These include supervision of town agencies, departments, and officers and, when necessary, filling vacancies in the town government.

The Town Manager is appointed by the Selectmen. The Manager's responsibilities include the administration of local departments. Other responsibilities include purchasing supplies and equipment for the town, negotiating contracts, preparing reports for the Selectmen on the activities of the departments under him, and supervising the town's property and business affairs.

The Town Clerk is responsible for overseeing vital records and dispersing licenses. The Clerk also serves as secretary and bookkeeper to the Town Manager and the Selectmen, and as secretary/bookkeeper and Bill Collector for the Castine Pollution Control Facility. The Clerk is also the Notary Public for the town.

The Tax Collector/Treasurer collects the town's taxes and excise taxes, records and discharges liens, and serves as municipal agent for the Maine Motor Vehicle Registry. In addition, this position is responsible for maintaining the town payroll and accounts.

Castine also has a number of appointed officials including: Fire Chief, Assistant Fire Chief, Civil Defense/Public Safety, Witherle Memorial Library Trustees, Health Officer, Health Committee, Harbormaster, Planning Board, Sewer Operating Board, Water District, Cemetery Association/Board of Directors, Board of Appeals, Conservation Committee, Budget Committee, and Historic Signs Committee.

## TAXATION

The following tables and graphs portray recent trends in valuation, taxation, and expenditures of tax money in the town. Table 10 shows that every category has increased, greatly, between 1960 and 1977. The town's total valuation has increased 2392 percent, due largely to two revaluations in 1962 and 1971. In 1960, the tax burden was fairly evenly shared between residents, owning 53 percent of the property, and non-residents, owning 47 percent. This, however, has changed so that the residents now own 67 percent and the non-residents 33 percent. Similar conclusions can be reached for real estate taxes paid by residents and non-residents.

As town valuation and real estate have increased taxes, the tax rate has increased 77 percent (most of this increase has come since 1975 when the pollution control facility was constructed). This is indicative of the relationship between valuation and tax rate - that revenue from taxes can be increased by increasing either the valuation or the tax rate; in Castine's case, the valuation has been increased the most.

Appropriations have risen also. In percentage, they have increased somewhat slower than real estate taxes. This indicates that the town has been able to tax for capital improvements rather than go deeply into debt.

Education has always been the largest item of the municipal budget, usually consuming 45 to 50 percent of total municipal appropriations. One can expect the rising costs of dealing with sewage and solid waste will become a larger percentage in the years to come.

Table 11 shows major budget items have increased in the six year period 1972-77. When comparing the "total" columns of this table to the "Appropriations Total" column of Table 10, it can be seen that the town is receiving aid from other sources. These other sources are the state and federal governments and the amount of aid is indicated in the "Federal Revenue", "Cash Receipts", and "Other Credits" columns.

The large increase in expenditures between 1975 and 1977 is primarily due to an increase in costs to the Highway Department and Schools, and to the repayment of the loan/bond for the pollution control facility.

Table 10

## MAJOR FINANCIAL INDICATORS

Town Valuation									
	1960	1965*	Percent Increase	1970	Percent Increase	1975*	Percent Increase	1977	Percent Increase 1960-77
Resident	346,135	2,315,545	569.0	3,001,440	29.6	10,484,800	249.3	10,807,200	3.1
Non-Resident	301,289	1,476,875	390.2	1,761,780	19.3	5,380,029	205.4	5,306,750	-1.4
TOTAL	646,424	3,792,420	486.7	4,763,220	25.6	15,964,829	235.2	16,113,950	.93
Real Estate Tax									
Resident	39,399	49,556	25.8	89,994	81.6	117,570	30.6	226,440	92.6
Non-Resident	32,651	31,661	-3	52,853	66.9	59,345	12.3	111,163	87.3
TOTAL	72,050	81,217	12.7	142,847	75.9	176,915	23.8	337,603	90.8
Tax Rate	118/1000	22/1000	-81.3	31/1000	40.9	112/1000	261.3	210/1000	87.5
Appropriations									
Education	38,098	39,986	4.9	76,581	91.5	125,628	64.0	154,666	23.1
Non-Education	38,460	43,957	14.3	71,579	62.8	54,788	-23.4	183,726	235.3
TOTAL	76,558	83,943	9.6	148,160	76.5	180,416	21.8	338,392	87.6

\* Revaluation in 1962 and 1971

Table 11

EXPENDITURES AND RECEIPTS  
CASTINE, MAINE  
1972 - 1977

EXPENDITURES							
	1972	1973	1974	1975*	1976	1977	72-77
Government	41,954	36,541	39,858	50,763	58,730	66,758	59.0%
Protection	15,932	17,258	23,179	19,336	55,235	22,568	41.6%
Health & Sanitation	1,738	2,523	3,130	3,470	3,237	7,032	304.0%
Highways	8,484	18,533	23,637	24,345	29,713	63,169	644.0%
Charities	488	897	280	0	0	140	-71.3%
Recreation	4,894	7,954	11,558	9,211	12,663	24,425	399.0%
Debt & Interest	240	423	0	0	19,979	61,900	25,691%
Unclassified	78,331	19,441	22,080	38,607	27,352	29,350	-62.5%
Education	105,138	109,431	115,219	148,076	254,679	248,722	136.5%
Capital Construction and Reserves	0	2,000	3,000	2,000	0	0	--
TOTAL <sup>+</sup>	257,199	215,001	241,941	295,808	461,588	524,064	103.7%
RECEIPTS							
Balance	8,118	17,542	22,023	32,358	82,893	120,889	1389%
Local Taxation	164,334	160,768	181,868	179,157	321,761	335,534	104.1%
Federal Revenue	0	31,108	40,000	40,000	40,000	50,000	--
Cash Receipts	49,829	19,638	17,325	97,982	120,628	115,838	132.4%
Other Credits	60,873	16,935	20,039	51,744	32,551	47,766	-21.5%
TOTAL	283,155	245,992	281,255	401,242	597,834	670,028	136.6%

\* Does not include first year expenses for sewage plant.

+ Due to rounding totals are slightly below actual figures.

## MUNICIPAL SERVICES

### Public Safety

#### Police

Castine has no full-time police force. A constabulary system of law enforcement is presently used with additional help available from the Hancock County Sheriff's Department and the Maine State Police. The increasing incidents of vandalism and traffic law abuse have identified the need for a new system.

In the Castine Community Survey approximately three-quarters of the respondents agreed that better law enforcement of Castine's present laws would make Castine a better place to live. This same group felt the town should have a law enforcement officer(s) which would be a paid, year-round position(s).

#### Fire Department

The Castine Fire Department is located on lower Court Street. The firehouse, constructed in 1962, is made of cinder block and fire resistant materials and is maintained by the town. Presently it is manned on a volunteer basis by a 32 man force. In addition, the Maine Maritime Academy maintains a fire brigade manned by students and faculty which can be called on for assistance.

The Fire Chief and the Assistant Fire Chief are paid \$800 and \$500 for their responsibilities. The volunteers are paid on an hourly basis for assisting at fires and grass burning. Sometimes the regular volunteers donate their wages from grass burning to the department in order to purchase supplementary equipment.

The following is a list of equipment owned by the Fire Department:

- . Three trucks
- . Indian tanks - for controlling grass fires
- . Scott Air Packs - self-contained breathing units for protection from smoke inhalation
- . Deluge gun
- . High band two-way radio

Water services include fire hydrants in the village, the Ice Pond, and Dunks' Meadow.

The department volunteers undergo different training courses, which in the past have included Arson Training (detection of set fires), Breathing Apparatus Training, Forest Fire Training, Pumps and Pumping (to improve efficiency in the use of pumps), Electrical Fires and Hazardous Materials Fires. Training in First Aid and CPR is currently scheduled.

## Street Lighting

Castine village is supplied with street lights which are owned and maintained by the Central Maine Power Company. In 1977-78 the town appropriated \$4,000.00 for lighting and spent \$3,932.44.

## Education

Castine is a member of School Union 93; the office of the Superintendent of Schools is located in Blue Hill. Other schools and towns belonging to this Union are the Blue Hill Consolidated School (elementary), Brooksville Elementary School, Penobscot Consolidated School (elementary), and George Stevens Academy (secondary) in Blue Hill.

Grammar school education for the children of Castine is provided in the Adams School on Court Street. The original Adams school building, built in the 1850's, is one of the oldest buildings still in use as a grammar school in the state. The building overlooks a picturesque village green typical of Maine's seacoast communities of the 18th and 19th centuries. The site was bought for \$250 in 1852 from Jotham S. Gardner of Castine. The Adams School Annex, added in 1969, houses the kindergarten and grades one and two as well as the kitchen and office facilities.

At the 1978 Town Meeting, the townspeople voted to appropriate \$260,000 for building and renovation. This money is to be used to completely renovate and equip the Adams School building, repair the Annex, and build a connecting structure between the old building and the Annex. The project will provide additional space for classrooms and resource and music rooms.

The school is staffed by five full-time teachers (one of whom also acts as the principal), a teacher's aide, and two music teachers (associated with Union 93). One teacher instructs kindergarten, and each of the others is responsible for two grades (1 and 2, 3 and 4, etc.) through eighth grade. Last year there were 89 students enrolled in the Adams School, so the ratio of students to teachers in the school was 17.8 to 1. Lunch at the Adams School complex is provided at cost.

Playground space at the Adams School site is limited. The town common is used, however, for such activities as baseball and volleyball. The athletic facilities of the Maine Maritime Academy are also used for some physical education classes.

Currently, there are 40 high school students in town. 30 of them attend Bucksport High School, while the remaining 10 attend George Stevens Academy in Blue Hill (see Table 12). There are also two students in private schools. The cost of tuition is paid by the town at the acceptable state level for secondary education.

Transportation for students is provided by two town-owned buses. One of the buses carries high school students to Bucksport. The other bus is used to transport elementary school students. No transportation is provided for high school students attending George Stevens Academy.

Post-secondary education in Eastern Maine can be acquired in Bucksport (adult education), Ellsworth, Bangor, Machias, Calais, or at the University of Maine at Orono. The Maine Maritime Academy provides adult education courses, and is a source of specialized post-secondary education.

Table 12

SCHOOL ENROLLMENTS 1961 - 1978  
CASTINE

	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978
Kindergarten	13	--	--	--	--	--	--	--	--	--	11	6	9	9	13	14	11	13
1	13	12	5	4	8	10	7	7	9	8	13	12	6	10	10	11	10	10
2	7	12	12	6	3	8	10	4	8	9	9	12	11	7	10	10	11	10
3	6	6	14	10	7	5	11	13	9	11	9	6	10	11	6	11	12	9
4	12	6	5	12	11	6	4	10	8	9	10	10	7	7	8	10	9	9
5	8	14	8	5	13	10	7	2	8	11	9	9	7	7	12	10	7	9
6	7	7	15	4	4	10	11	7	2	8	9	9	11	8	11	12	10	6
7	9	7	8	13	4	2	4	6	7	2	11	11	7	10	8	11	12	10
8	11	8	7	7	12	3	3	3	4	6	2	11	10	9	9	8	12	13
Elementary Total	86	72	74	61	62	54	57	52	55	64	83	86	78	78	87	97	94	89
9-12	34	37	35	24	28	35	34	32	25	26	25	34	32	32	30	39	42	39
Secondary Total	34	37	35	24	28	35	34	32	25	26	25	34	32	32	30	39	42	39
Total	120	109	109	85	90	89	91	84	80	90	108	120	110	110	117	136	136	128

1961 was the last year of the Castine High School.

\* Elementary totals do not include 7th or 8th grade students who attended Junior High School in Bucksport during the mid/late 60's.

\*\* Secondary totals do not include students attending private schools out of state.



## Cemetery

The main cemetery of Castine is located on the peninsula off the north end of Court Street and encompasses approximately ten acres (see Map 7 ). In addition, there is some land currently owned by the trustees of the cemetery. The Cemetery Committee hires one or two caretakers each year and provides them with funds for the maintenance of the cemetery. The secretary of the Committee has a detailed map of the cemetery which lists the names and locations of all those known to be buried in the cemetery, including early settlers. There are also at least eight small burial plots located in North Castine.

Despite the recommendation of the 1968 Comprehensive Plan that, "...at least an additional five acres adjacent to present property be acquired to assure adequate land area for burial grounds within the town of Castine," no action has been taken to this date.

## Solid Waste

The existing town dump is situated on 57 acres of town-owned land on Route 166-A. Formerly an open burning site, the dump has recently been converted to a land-fill type operation in keeping with state and federal regulations. The town owns and maintains a front-end loader to facilitate the land-fill operation. Although Castine is relatively well-off in its solid waste situation when compared to surrounding towns, estimates of life expectancy for the site vary from two to five years. Efforts are currently under way in Hancock County to provide solid waste incineration on a multi-town basis. Castine has expressed its interest in joining a solid waste incineration program with surrounding towns in the western half of the County and Town Officials are participating in the planning process for such a program. In 1977 the dump cost \$5,833.35 to operate. The town provides a collection service twice a week (Tuesdays and Fridays).

## Library

The Witherle Memorial Library was established by Town Meeting in 1855. Since that date the number of books has expanded so that today the library contains approximately 20,000 volumes. The library is kept up to date with publicly and privately supported acquisitions. In addition, the library can obtain materials through libraries participating in the inter-library loan system, such as the Bangor Public Library and the Folger Library at the University of Maine at Orono. The library maintains a regular librarian and a part-time helper as well as receiving help from volunteers. Other services provided by the library include exhibitions, workshops, films (through inter-library loan), and cooperation with the school. (The library attempts to accommodate the special needs of the school and to enhance school programs in any way that it can).

Castine citizens may also use the Maine Maritime Academy Library, located off Battle Avenue, which contains an outstanding maritime collection and a good general collection.



## Recreation

Although opportunities for outdoor recreation are plentiful, Castine has no organized recreational program. Recently there has been an increase in recreational opportunities due largely to the accessibility of athletic facilities at the Maine Maritime Academy. Public recreational facilities include the town wharf and the swimming pool/backshore beach area. Semi-public facilities include the Castine Golf Club and Tennis Courts and the Castine Yacht Club (see Table 13). The Maine Maritime Academy has indoor and outdoor tennis courts, squash, handball, and racquetball courts; and indoor pool and track; sauna; a weight room; a bowling alley; and basketball courts. Also, townspeople are occasionally allowed to use the MMA athletic field for softball.

Prior to its conversion to a state park, Fort George was used as a town baseball field. As a result, the town can no longer provide this kind of facility. According to the Community Attitude Survey, this was the most frequently mentioned recreational facility that the residents would like the town to acquire.

The Public Wharf and Rest Rooms - The public dock (rebuilt in 1971) offers a protected deep water facility for townspeople and visiting yachtsman, and a focal point for residents and tourists. The centrally located rest rooms facilities are adequate for peak seasonal use.

Swimming Pool - The Town owns a salt water pool located on the backshore at Wadsworth Cove. It has proven to be a popular attraction but difficult to maintain. A large number of respondents to the 1978 Community Survey mentioned the pool as a unique and worthwhile recreational asset.

Historic Signs - Historic signs are posted at significant historic sites throughout the town. This provides a more leisurely source of recreation for those who are interested in learning more about the history of the town. The town provides a yearly appropriation (in 1977 it was \$100) to the Historic Signs Committee for the upkeep of the signs.

## Town Garage

The Town Garage is located in the old fire station (originally the Western School House) on lower Pleasant Street. It is now being used as a storage facility for the small school bus, some town equipment, and the ambulance.

The structure shows signs of deterioration, despite some work that has been done over the years to improve the building. Past efforts to acquire grant funding to restore the building as an historic site have been unsuccessful.

Attempts in the past ten years to appropriate funds for the construction of a new Town Garage have also been unsuccessful, despite the recommendation of the old Comprehensive Plan to establish a reserve fund for its construction.

Table 13

OPEN SPACE & RECREATION AREAS  
CASTINE, MAINE

Name	Type*	Acres	Ownership	Description
Adams School	4	.7	Town	Playground
Backshore	5	.6	Town	Picnic Tables
British Canal Hatch's Cove	1,2	11.5	Private	Marshland
Castine Cemetery	1	10.0	Town	Cemetery
Castine Golf Club	3,6	71.0	Semi-Pub.	Golf, Tennis
Dice's Head	1	3.5	Town	Stairs to Shore
Fort George	1,2	2.8	State	Tour Signs
Fort Goslin	2	.3	Town	Open Space
Fort Griffith	2	1.0	Town	Open Space
Fort Madison	1,2	2.2	Town	Picnic Tables
Swimming Pool	5	2.0	Town	Playground
The Square Dunk's Meadow	1	---	Private	Marshland
Town Common	1,4	1.0	Town	Open Space
Town Wharf	5	.5	Town	Docking
Witherle Woods	1	203.9	Private	Paths
Yacht Club	5	.3	Semi-Pub.	Docking

## \*Type of Facility

1. Picnic areas, unique scenic or natural areas.
2. Historic sites
3. Golf courses
4. Areas for active recreation, such as playfields and playgrounds.
5. Water-related facilities, such as beaches and boat launch areas.
6. Other intensive recreational facilities, such as campgrounds, shooting ranges, ski areas, etc.

NOTE: Not all areas are formally dedicated parks, preserves, etc.

## Emerson Hall

Town affairs are conducted in a building called Emerson Hall, erected about the turn of the century. This building serves as the keystone of Castine's social, municipal, and (in years past) educational functions. The structure is located diagonally across from the town common on Court Street.

Emerson Hall serves many group functions for both summer and year around residents. The first floor is used for a conference room and municipal offices as well as for the storage of records and headquarters for conducting town affairs. The second floor houses a stage and auditorium.

## The Castine Pollution Control Facility

The pollution control facility has been in operation since 1974. The facility provides service to most of the residents south of the British Canal, with the exception of the Wadsworth Cove Road and the Mayo Point Road. The main treatment plant is located at the corner of Court and Spring Streets. There are three pumping stations, two located on Perkins Street and one on Sea Street. The outfall is located near the treatment plant in Oakum Bay.

The plant is designed for secondary treatment of municipal sewage. This means that the solid material in the sewage is taken out and the remaining fluids are treated with chlorine before they are discharged. While the plant is designed to handle a maximum capacity of 400,000 gallons of sewage per day, the average use is about 159,040 gallons per day. Maximum daily use varies due to weather conditions and the age of the pipes.

The sewer line of the Pollution Control Facility was constructed using many of the pipes of the old (circa 1894) sewer system. Approximately seventy percent of the line consists of old pressed clay pipe. Consequently, there is some problem with water leaking into the system. The additional water causes extra expense, since more chlorine is needed in the treatment process and the plant's electric motors must run longer in order to treat the additional volume of water. It is believed the town's storm drain system is separate from the sewer system, and it is possible this system may be causing some of the water infiltration problem.

The additional thirty percent of the system's pipes are new 8 inch pipes made of polyvinyl chloride, cement or iron. These pipes are located under Court Street (from the plant to the intersection of Main Street), under most of Perkins Street, under Sea and Water Streets, and a short run under Pleasant Street. According to the engineer, the plant should be able to handle any further expansion on the peninsula, barring any kind of major development. Efficiency might be increased if the additional water leaking into the system could be eliminated.

The facility serves 234 year-round households, 62 seasonal households, and eight Maine Maritime Academy buildings. Use rates are figured on the basis of the water bill plus ten percent and are sent out quarterly. Use of the Castine Pollution Control Facility is regulated by the Sewer Regulations of the Town of Castine, Maine.

Sewage disposal in the remainder of the town is primarily by septic tank. There are some privies which, similar to septic tanks, are subject to state guidelines.

#### Castine Water District

Castine has a two-level water system which was constructed in order to impose reasonable control over water pressures. The system was purchased by the Water District, a municipal entity, in 1961 from the Castine Water Company, a private utility. The Water District is controlled by a Board of Directors whose duty it is to manage the District during the bonding period and to pay off the debt. The Water District will terminate in 1981, at which time control will revert to the town.

The existing water system consists of an upper level system and a lower level system. The lower level system serves the town from sea level to approximately 100 feet in elevation. The upper system starts at 100 feet and serves to 217 feet above sea level. The two systems are interconnected.

The lower level system consists of three wells and pumping stations, located on State Street, Spring Street, and Battle Avenue. These three sites have a storage capacity of approximately 12,635,000 gallons of water. The high level system consists of the Witherle Park Reservoir which has a storage capacity of 365,000 gallons. These two systems are interconnected to maintain pressure and to continue service in case one system fails to work properly.

Since 1961, the Water District has developed four wells, installed a pressure filter system at the main control building at Battle Avenue pumping station, and replaced old, undersized pipe.

Four water samples are collected and sent to the Department of Human Services for analysis each month. This testing process only serves as a monthly check on the content of coliform bacteria. The analysis of samples has always showed favorable results. Hardness is not excessive; however, iron or manganese have been found in some of the water samples. Hardness, iron, and manganese are not harmful to health, but in excessive quantities can be a nuisance in laundering clothes.

The rate schedule in effect in 1978 is as follows. Consumption in excess of the amount allowed by the minimum fee is charged on a graduated scale which is available at the Water District Office.

<u>Meter Size</u>	<u>Minimum Charge Per Quarter Year</u>	<u>Basis for Minimum Water Charge</u>
3/4 inch	\$12.00	1200 Cubic Feet
1 inch	\$43.00	4000 Cubic Feet
1 1/2 inch	\$52.80	6000 Cubic Feet
2 inches	\$69.00	9600 Cubic Feet

Most fire hydrants in town are less than 1000 feet apart. Water storage for fighting and continued service during power failure is adequate for the present size of the town. The estimated safe yield of the entire water system appears to be in excess of the daily demand. There are between 325 to 330 users of the system, including Maine Maritime Academy buildings. Of these, approximately 240 are year-round, 70 are seasonal, and the remainder are MMA. The average daily demand is about 95,000 gallons.

The water supply for the remainder of the town north of the British Canal is provided by each household, subject to state guidelines on plumbing and septic systems.

#### Dice's Head Lighthouse

The Castine Lighthouse and the lighthouse keeper's residence were acquired by the town as a gift from the federal government. The lighthouse keeper's residence is currently being rented, which provides continuous occupation.

#### Other Community Facilities

1. The Castine Post Office is located on lower Main Street in the former Castine Customs House.
2. There are two museums in Castine: The Wilson Museum, located on Perkins Street, is open seasonally on Tuesday through Friday from 2 to 5. In addition to the museum collection, there is a blacksmith shop. A reconstruction of the Captain John Perkins house is located next to the museum and is open to the public.

The Allie Ryan Museum of the Maine Maritime Academy is located on Pleasant Street next to the MMA athletic field. It houses an extensive marine collection. Hours are Tuesday through Saturday from 8 to 4.

3. The Castine Grange Hall is located on Route 166-A approximately four miles from the village. The Grange holds weekly meetings on Saturday evenings, and public suppers and other events as advertised.
4. Castine has four churches:
  - First Congregational Society (Unitarian), Court Street
  - Trinitarian Parish Church (or Federated Church), Main Street
  - Trinity Chapel (Episcopal), Perkins Street
  - "Our Lady of Holy Hope" (Roman Catholic), Perkins Street

#### TRANSPORTATION AND COMMUNICATION

Castine's street and highway pattern has been dictated by the topography of the town. Routes 166 and 166-A follow the coastline and surround the swampy interior of the northern portion of Castine. The land around the harbor has produced a tiered village with streets that follow the contour of the land. The north side of the village is more sparsely settled and is served by Route 166 and by the Wadsworth Cove Road.

Table 14

STREET LENGTHS  
CASTINE PENINSULA

<u>STREET</u>	<u>LENGTH</u>
Wadsworth Cove Road	5,750 feet
Battle Avenue	6,000
Madockawando	1,200
Battle Avenue to Light House	870
Perkins	5,000
LaTour	1,200
Tarratine	1,300
Water	3,050
Dresser Lane	300
Pleasant	1,700
Main	2,050
Stevens	300
Green	600
Dyer	300
State	1,550
Court	4,250
	<hr/>
	35,420 feet

Source: 1968 Castine Comprehensive Plan

The major road connecting Castine to the neighboring towns is State Route 166. This road is on the Federal Aid Secondary system which means that fifty percent of the construction cost of this highway is contributed by the U. S. government and the other fifty percent by the State of Maine.

State Route 166-A is on the Maine state aid highway system and serves the western shore of Castine. In general, the alignment and general condition of this road appear to be as good or slightly better than Route 166, and it seems to receive as much use as Route 166.

State Aid Route 199 connects Castine to Penobscot, Blue Hill, and other towns along the coast. Only about 700 feet of this highway lie within Castine. This route, and particularly its intersection with Route 166, has been improved in recent years to accomodate increased traffic.

#### Other Transportation

There are no commercial bus services available in Castine. Taxi service has recently been re-established by Castine Home Care. Greyhound bus service is available in Bucksport, Bangor and Ellsworth. The nearest airport facilities are located in Bangor (Delta Airlines) and in Trenton (Bar Harbor Airlines). There is also a small private airport located in Belfast. There is no water transportation available from Castine; however, the town does retain a Harbor-master during the summer months. Water usage, speed control of boats, locations of buoys and moorings, all are under the control of the Coast Guard.



## Communication

Three newspapers print news of the town and are commonly circulated in town. These include the Bangor Daily News, the Ellsworth American and the Weekly Packet. Popular radio stations include WDEA, broadcasted from Ellsworth, and WRKD, broadcasted from Rockland. Television stations include WLBZ, WABI, and WPBN. Telephone service is provided by the New England Telephone Company which has a central office in Ellsworth. Toll-free service is available to the towns of Penobscot, Brooksville and Blue Hill.

## HUMAN SERVICES

### Hospital

The Castine Community Hospital, located on Court Street, was built in 1928 to provide health care to area residents. A wing containing a waiting room, an x-ray room, offices, and examination rooms was added in the 1950's. Currently, the hospital has twelve beds and has been operating at approximately fifty percent capacity during the last four years. The hospital has a Long Range Planning Committee which is currently seeking to acquire contract management in an effort to improve the use and services offered. In 1978 there were three staff doctors and 32 to 34 full and part-time employees, making the hospital the second largest employer in town.

The hospital has a monitored unit for coronary cases and a portable cardiac monitor and defibrillator. Another service provided by the hospital is the recently reinstated obstetrical care unit. This unit allows the mother and the newborn baby to share the same room. The hospital also recently opened an office in Penobscot in order to extend its services to other area towns. Office hours are Monday through Friday from 8 to 3.

### Ambulance

The Bagaduce Ambulance Corps was formed in October, 1977, as a non-profit, volunteer organization. It maintains one ambulance which is currently parked in the Town Garage. The ambulance is equipped with a two-way radio that can maintain continual contact with the hospitals in Castine, Blue Hill, Ellsworth and Bangor. There are four volunteer ambulance crews consisting of three members each. Some ambulance members are also members of the Fire Department.

On an average, the Corps has been making three calls a week. All emergency calls are free, as is service within Hancock County, but mileage may be charged for non-emergency calls outside of the County.

### The Four Town Nursing Service, Incorporated

The Four Town Nursing Service was established in 1931. It is a non-profit Home Health Agency, accredited by Medicare and Medicaid with a top rating of 7A, and by Blue Cross and Blue Shield. The Service has board members from all of the nine towns that it serves: Blue Hill, Brooklin, Brooksville, Castine, Deer Isle, Isle au Haut, Penobscot, Sedgwick, and Stonington.

Services provided include Skilled Nursing, Home Health Aide, Social Service, Physical Therapy, and Psychiatric Nursing. The Nursing Service also helps its patients by referring them to any service that it does not offer directly. Funds to support the Service come from Medicare, Medicaid, Blue Cross, fees per visit, town appropriation, personal contributions, and Federal and State grants. In 1977, Castine appropriated \$600.00.

In addition to these local services, there are a number of human services available to all the residents of Hancock County. The following are a few of the programs that are available and a brief discription of their functions.

1. The Family Counseling Service Center is located in Ellsworth. The counseling center provides outpatient services for the treatment of emotional and psychological problems. To accomplish its objective, the counseling center provides psychological testing and evaluation, psychotherapy, marriage counseling, alcohol counseling, group therapy, and psychological consultation with other agencies. There is also a 24 hour emergency telephone service, a home health nursing program for those unable to get a doctor, and a Home-maker Service which provides light housekeeping and other duties in crisis situations.

2. The Maine Department of Manpower Affairs Employment Security Commission maintains offices in both Bangor and Ellsworth to help people who are looking for employment. The commission has many programs to help employers and job seekers including employment counseling, aptitude testing, job analysis, skill surveys, labor market information, unemployment insurance, and worker complaints.

3. The Department of Human Services offers child welfare counseling (i.e. foster care, adoption, and parent-child counseling), aid to families with dependent families (AFDC), food stamps, and a medical assistance program to help families or individuals to pay their medical costs. It maintains offices in Bangor and Ellsworth.

4. Other hospitals which are available to the citizens of Castine when they require more specialized treatments include the Eastern Maine Medical Center in Bangor, St. Joseph's Hospital in Bangor, the James Taylor Osteopathic Hospital in Bangor, the Maine Coast Memorial Hospital in Ellsworth, and the Blue Hill Memorial Hospital in Blue Hill. The Bagaduce Ambulance Corps is available for emergency transportation to these facilities.

## LAND USE AND OWNERSHIP







Land use is one of the most important elements in comprehensive planning. The term "land use" refers to activity on a certain lot or parcel of land. In 1978 the following land use activities were identified:

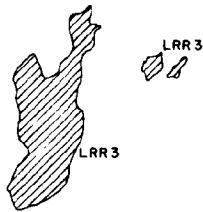
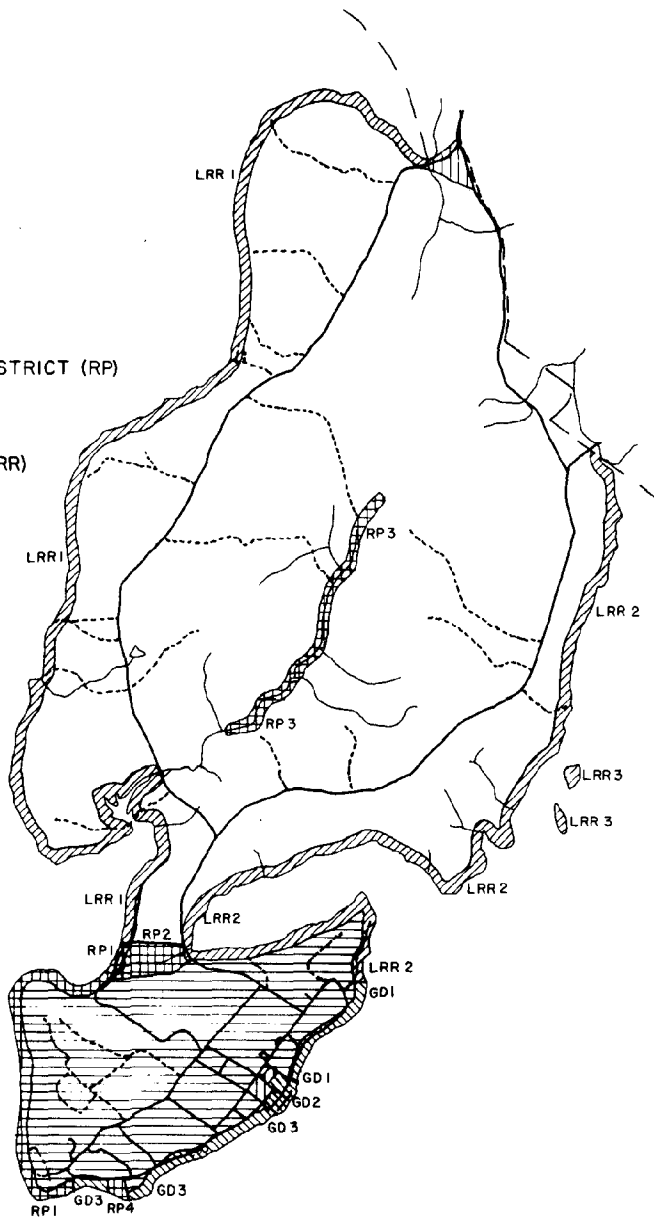
<u>Identified Activities</u>	<u>Acres</u>
Residential	206.95
Federal Government	.22
State Government	7.00
Local (town) Government	102.23
Semi-Public (this includes: churches, golf courses, hotels, motels, yacht clubs, cemeteries, hospitals, libraries, museums, etc.)	96.46
Commercial	7.50
Industry	.00
Agriculture	72.00
Recreation	76.50
Transportation and Communications	90.00
Maine Maritime Academy	<u>33.88</u>
Total	692.74

Source: Castine Property Cards: 1978

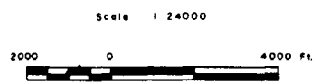
Castine contains approximately 4800 acres or 7.5 square miles. At present, Castine has four land use guidelines in effect: the Zoning Ordinance of the Town of Castine, Maine (see Map 8 ); the Shore and Marshland Zoning Ordinance for the Town of Castine; the Town of Castine, Maine Subdivision Regulations; and the Mobile Home Ordinance of Town of Castine, Maine.

Since 1968, the most significant land use changes in Castine have been the declining amount of commercial space in the downtown business district and the increase in residential land use of which the Evergreen Point (or Wilson Point) subdivision is probably the most extreme example. In 1968, commercial land use accounted for 11.5 acres which decreased to 7.5 acres in 1978. In the 1978 Castine Community Survey, 164 of 219 respondents (77 percent) felt that something should be done to protect the shrinking business district. Residential holdings have increased from approximately 151 acres in 1968 to approximately 206.95 acres in 1978, an increase of 27 percent. From 1974 to the present there have been 16 new housing starts in Castine and yearly new construction has been increasing. On Table 15 are the land ownership patterns in 1978.

-  RESIDENTIAL
-  COMMERCIAL
-  AGRICULTURAL
-  RESOURCE PROTECTION DISTRICT (RP)
-  LIMITED RESIDENTIAL RECREATIONAL DISTRICT (LRR)
-  GENERAL DEVELOPMENT (GD)



**TOWN OF  
CASTINE  
ZONING MAP  
1979**



**MAP 8**

HCPC

Table 15

## LAND OWNERSHIP PATTERNS

Total Number of Landowners: 516

Percent of Resident Landowners: 61%

Percent of Non-resident and Seasonal Landowners: 39%

Publicly Owned Land: 205.91 Acres (4.5%)

Other Tax-Exempt Land: 33.88 Acres (.7%) - Maine Maritime Academy

Size of Lots	# of Lots	# of Lots w/Bldg	# of Lots Seasonal	Acreage	% of Total Town Acreage
One Acre or Less	357	294	128	158.47	3%
1.1 - 10 Acres	177	108	82	562.83	13%
10.1 - 50 Acres	81	39	37	2158.50	47%
50.1 - 100 Acres	18	5	8	1347.50	29%
100.1 - 500 Acres	2	2	---	390.00	8%
Over 500 Acres	---	---	---	-----	---
TOTALS	634	448	225	4617.3*	100%

\* Figure does not include combined acreage of Castine Water District: Approximately 16 acres.

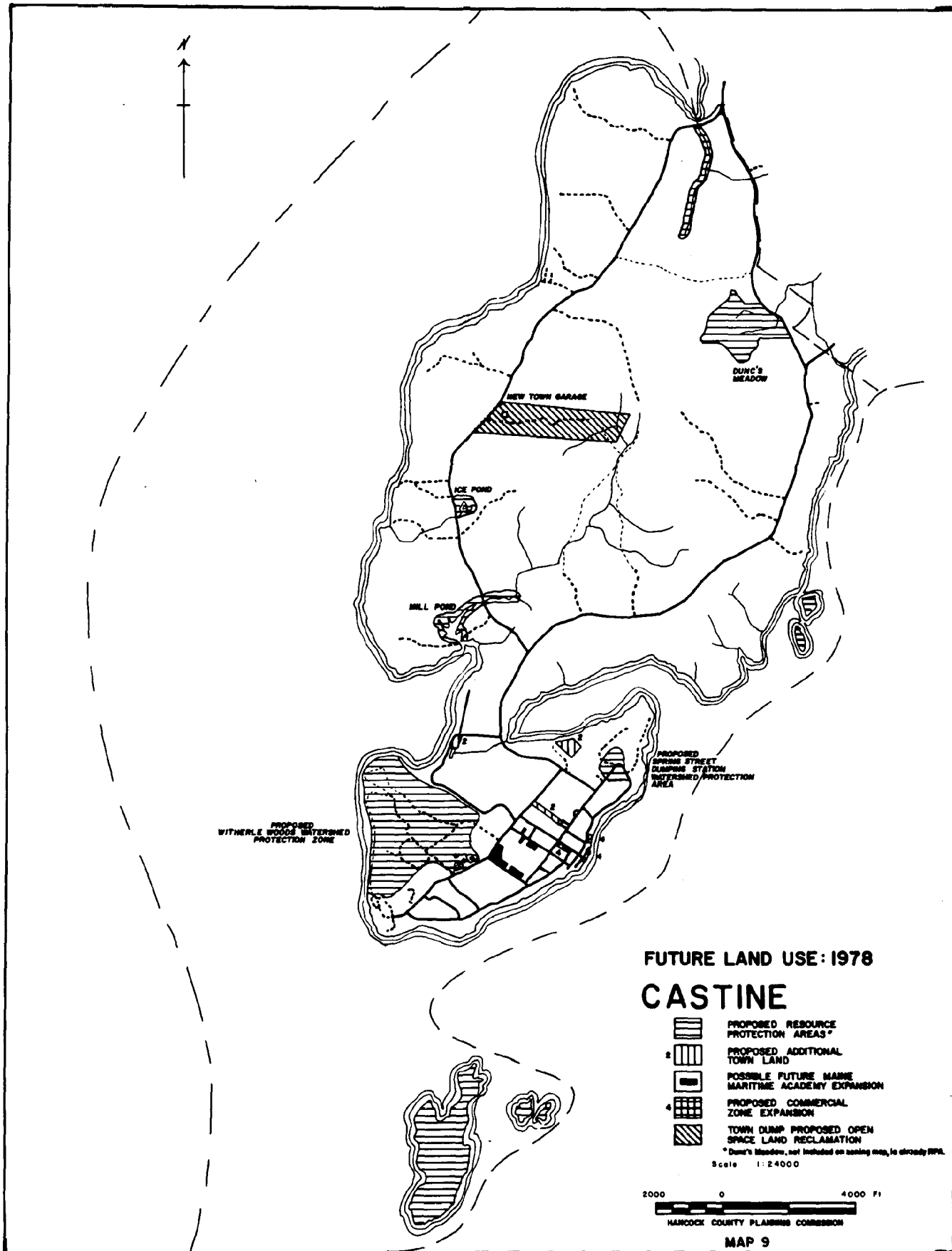
Source: Castine Property Cards: 1978

Subdivision activity has been limited since 1971 when Castine adopted its Subdivision Regulations. The two major subdivisions in recent years in Castine, the Whitecaps/Evergreen Point area and the Backshore Road area, were formed before the subdivision regulations were adopted and have accounted for much of the new residential development in Castine. The Evergreen Point (Wilson Point) development, which consists of 35 lots and approximately 70 acres, will continue to account for new residential growth in the future. It is perhaps significant that lots from 10.1 to 100 acres in size constitute 76 percent of Castine's total acreage.

Of concern to future land use planning in Castine is the Maine Maritime Academy. Since 1968 the Academy's holdings have increased by 3.88 acres (11 percent); this increase represents residential properties acquired by the Academy to house Academy personnel. The community attitude toward further expansion of MMA, as gathered by the Community Survey, is as follows: 116 of 222 (52 percent) respondents favored no further growth by MMA; 31 favored an increase in the size of the Academy, and 33 favored a decrease. An additional 42 expressed no opinion. 93 of 145 respondents said they would prefer horizontal growth, if any, to vertical growth. Most of these said that they would favor horizontal growth only within the Academy's present boundaries. Possible future MMA expansion is shown on Map 9 .

#### Seasonal Ownership

Non-residents own approximately 39 percent of the lots in Castine and account for 33 percent of Castine's population in 1978. It is difficult to determine whether non-resident ownership has increased over the last ten years--periodic checks have not been made on the relative amounts of resident and non-resident ownership.



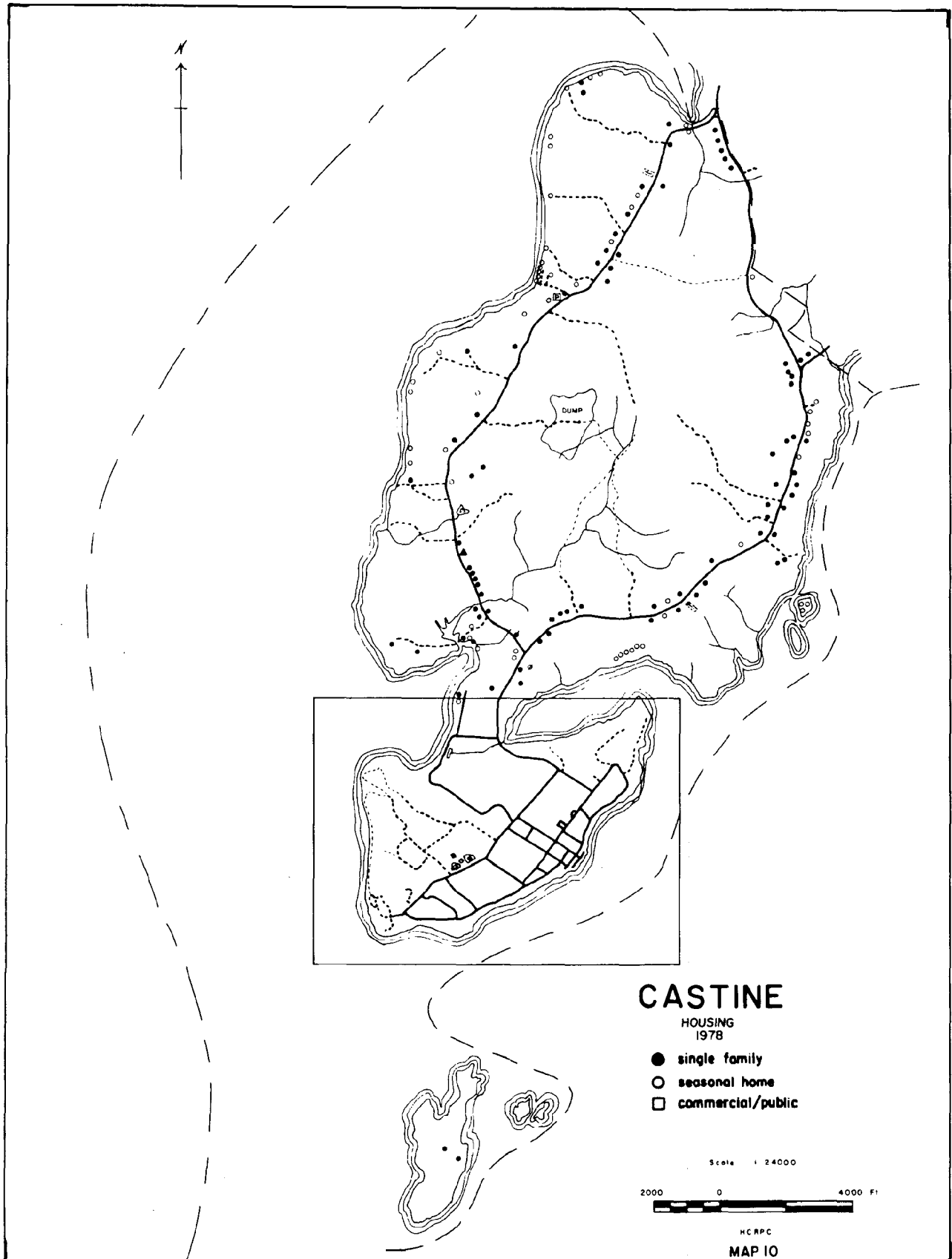
## HOUSING

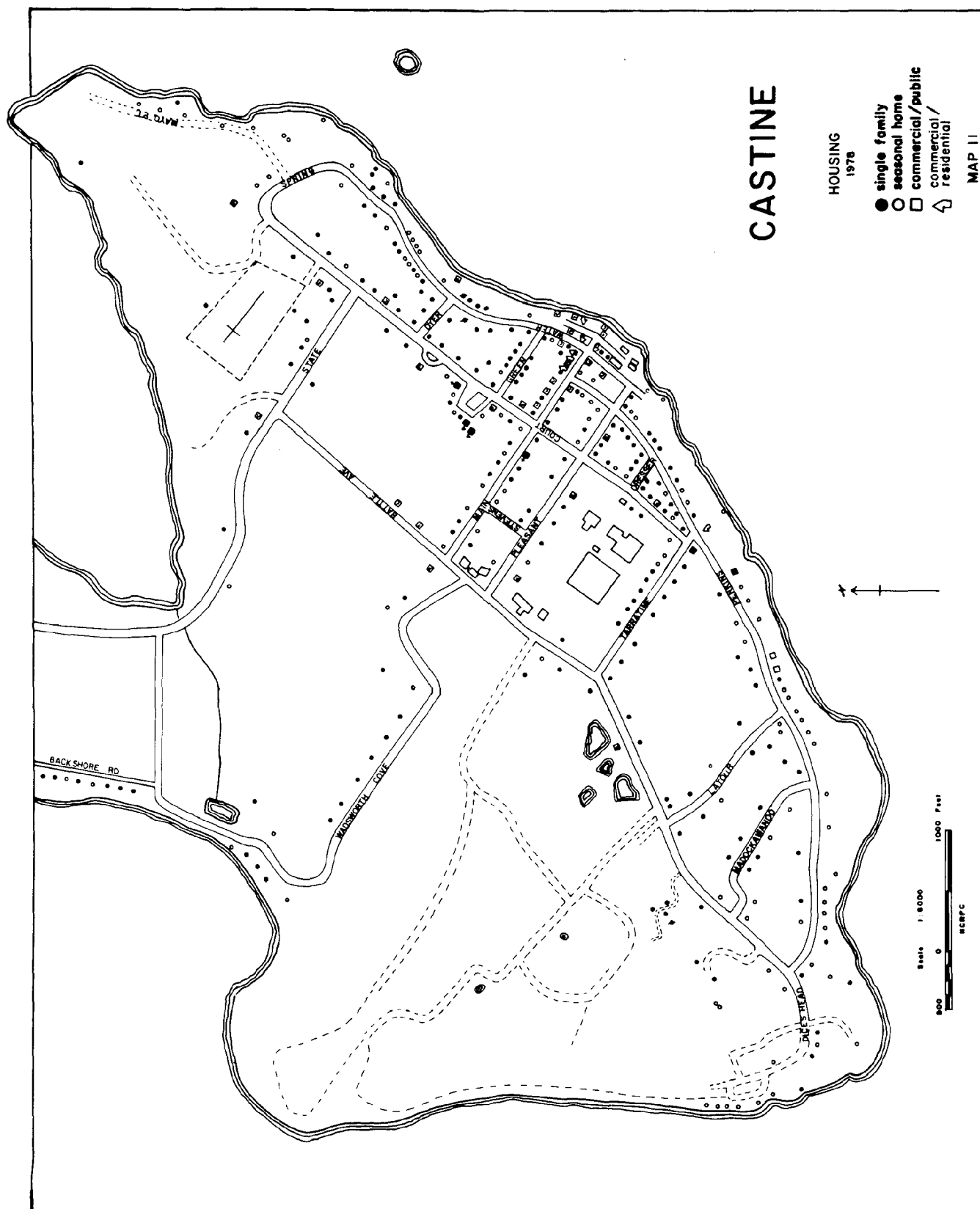
As of June, 1978, Castine had a total of 434 housing buildings. Of these, 402 (92.6 percent) were single family houses, 10 (2.3 percent) were two-family, two (0.5 percent) were three-family, and 13 (3 percent) were mobile homes. (See Maps 10 and 11). Of this total number of housing buildings, 278 (64.0 percent) were year-round and 156 (36.0 percent) were seasonal. The structural conditions of the buildings are, on the whole, very good. 421 (97.0 percent) of the buildings were rated "structurally sound," while the remaining 13 (3.0 percent) were rated "deteriorating." (See Table 16).

HOUSING TYPE AND CONDITION								
	Total Number of Buildings	Percent of Total Housing	Housing Conditions					
			A Percent of Total Housing	Number	B Percent of Total Housing	Number	C Percent of Total Housing	Number
Single Family	402	92.6	392	90.3	10	2.3	-	-
Two-Family	10	2.3	9	2.1	1	0.2	-	-
Multi-Family	2	0.5	2	0.5	-	-	-	-
Mobile Home	13	3.0	13	3.0	-	-	-	-
Mixed Res./ Commercial	7	1.6	5	1.1	2	0.5	-	-
Total Number of Housing Buildings	434	100.0	421	97.0	13	3.0	-	-
STRUCTURAL CONDITION								
A = Structurally Sound								
B = Deteriorated								
C = Dilapidated								

Source: Planning Aide Survey - 1978







Housing in Castine is primarily owner-occupied. Of the 278 year-round dwellings, 248 (89.2 percent) are owner-occupied, 19 (4.4 percent) are being rented and an additional 11 (2.5 percent) are vacant or for sale. This indicates the housing market in town is small. (Usually, a vacancy rate of 5 percent is considered desirable to insure an adequate choice). See Table 17.

Table 17

OCCUPANCY - YEAR-ROUND HOUSING UNITS

	NUMBER	PERCENT OF TOTAL HOUSING
Owner-Occupied Units	248	57.1
Renter-Occupied Units	<u>19</u>	<u>4.4</u>
Total Occupied Units	267	61.5
Units For Sale	10	2.3
Units For Rent	0	0.0
Other Vacant Units	1	0.2
Total Vacant Units	<u>11</u>	<u>2.5</u>
Total Number of Units	278	64.0

Source: Planning Aide Survey - 1978

Housing construction from January, 1974 to June, 1978 has occurred at a relatively slow rate of 3.5 per year. Of the sixteen houses built during this period, 13 were year-round residences. (See Table 18).

Table 18

## BUILDING PERMITS

YEAR	<u>RESIDENTIAL</u>		MOBILE HOMES	COMMERCIAL	OTHER	TOTAL
	YEAR- ROUND	SEASONAL				
1978*	2	1	0	0	1	4
1977	5	0	0	0	0	5
1976	3	1	0	0	0	4
1975	1	1	0	0	0	2
1974	2	0	0	0	0	2
Subtotal	13	3	0	0	1	17

\* Through June, 1978

Housing need projections for the next ten years show a need for about eight new dwellings by 1980 and for 35 new dwellings by 1998. (See Table 19). These projections, however, indicate a slower pace of building activity than has occurred during the past four and one half years. These projections are calculated based on the projected town growth rate for 1980, 1990, and 2000 and the average number of persons per dwelling unit which is 2.3 as Table 19 indicates. 2.3 is divided into the anticipated population levels resulting in the following dwelling unit projections.

TABLE 19

## PROJECTED NUMBER OF DWELLING UNITS

## CASTINE

YEAR	POPULATION	PERSONS PER UNIT	TOTAL DWELLING UNITS
1975	1,030	2.3	448
1980	1,048	2.3	456
1990	1,128	2.3	490
2000	1,216	2.3	529

The future of housing construction will be affected by factors outside the control of the local residents such as the availability of money for mortgages and the interest rate for loans. Another factor is the availability and price of petroleum and its relate products - gasoline, heating oil, etc. Both factors may combine to stifle housing construction severely.

# **VI**

## **Physical Environment**

## PHYSICAL ENVIRONMENT

### Topography and Boundaries

The Town of Castine is on a peninsula bounded on the north by the town of Penobscot, on the east and south by the Bagaduce River, and on the west by the Penobscot Bay. The town is five miles long (with a maximum width of two miles), and is 7.5 square miles in area. In addition, there are five islands within the town limits, including: Sheep Island (in Smith's Cove); Ram Island; Holbrook Island; and big and little Negro Islands.

Drainage systems in the town are not well developed. Most of town contains marshes and swamps. These and the steep, irregular coast line are typical of the submerged, glaciated coast of Maine. Elevations range from sea level to 220 feet just west of Fort George. (See Map 12).

The range of slopes within Castine is shown on the accompanying slope map. Slope is the amount of rise or fall in feet for a given horizontal distance. It is expressed in percent, such as 10 percent which means that for a 100 foot distance, the rise or fall in height is ten feet. Slope is important for determining land use suitability for particular uses.

The majority of land in Castine is relatively level, with a slope of 0 - 8 percent. Slopes of 8 - 15 percent are common on the southern end of the peninsula. Slopes of 15 - 25 percent are common on the northern side of the peninsula and along much of the coast line of the Bagaduce River and Hatch's Cove. Slopes greater than 25 percent are rare, located primarily on the western side of the peninsula where there are steep slopes along the shore. (See Map 13).

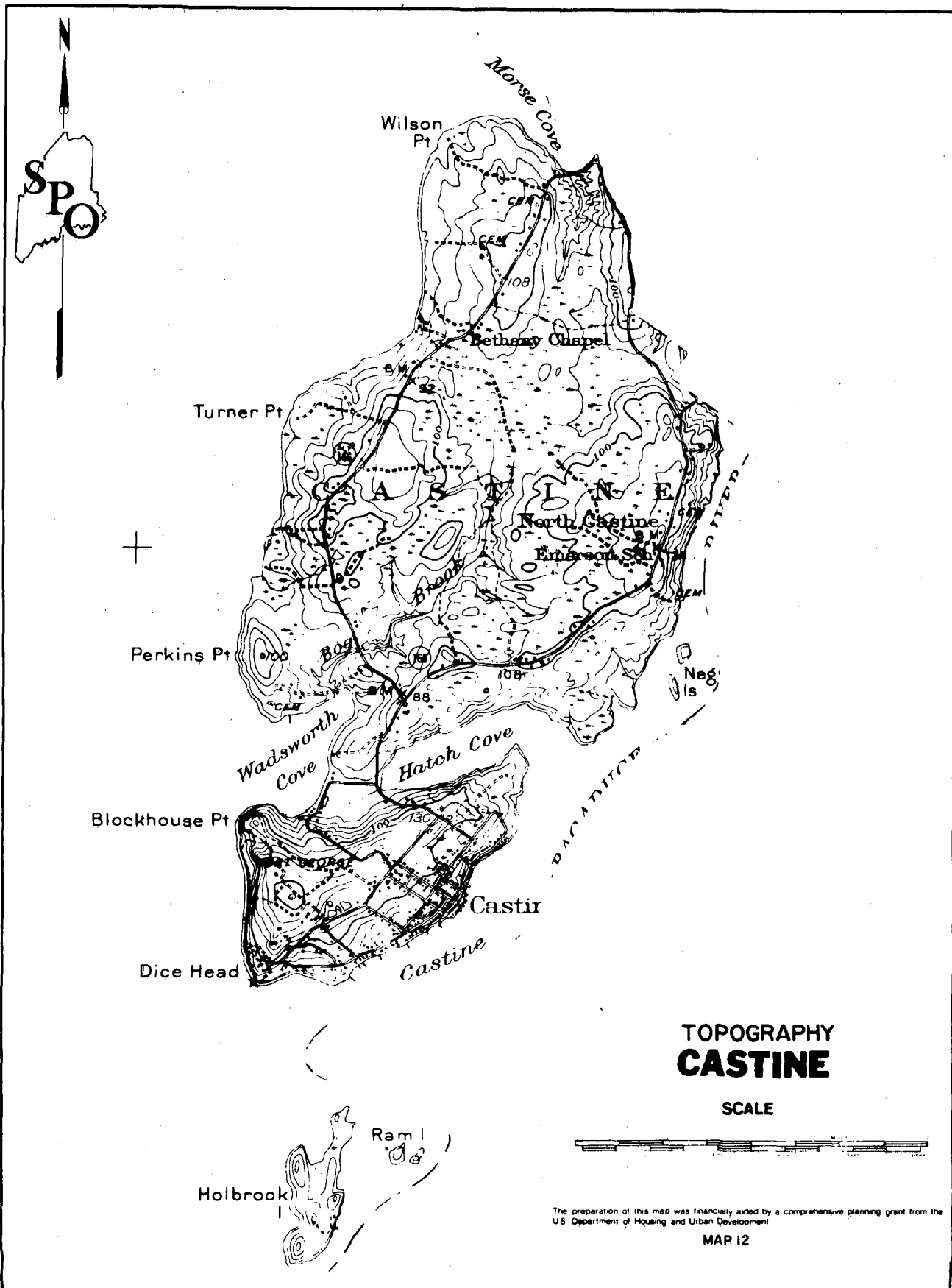
In general, areas with slopes of 0 - 8 percent are rated good to fair for most urban uses. Areas with slopes of 8 - 15 percent are generally fair for these uses and areas with slopes greater than 15 percent are poor to very poor for urban uses.

### Surficial Geology

When the ice sheets of the last Ice Age withdrew from this region, they deposited material which covered the bedrock. These surficial deposits are important because they are the parent material of soils.

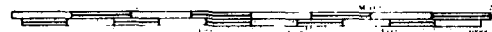
Five distinct surficial deposits exist in this region: till, ice contact deposits, alluvial deposits, organic accumulations, and marine sediment. Till is composed of boulders, sand, silt, and clay. It is the dominant cover material found in Castine.

Glacial streams, resulting from melting ice, left residues known as ice contact deposits which are most noted for their water storage potential. These deposits formed distinct landforms which include eskers, kames, and deltas.



# **TOPOGRAPHY CASTINE**

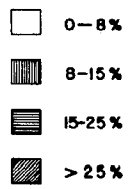
SCALE



The preparation of this map was financially aided by a comprehensive planning grant from the U.S. Department of Housing and Urban Development

MAP 12

**SLOPE**



**CASTINE**



PREPARED BY THE HANCOCK COUNTY PLANNING COMMISSION

MAP 13



Alluvial deposits consisting of gravel, sand, and silt, often accompanied by a thin layer of organic matter, are found in floodplain areas. This substance is the result of periodic flooding and is ideal for agricultural use.

The deposits in swamps, bogs, and salt marshes are a mixture of decayed organic matter and silt. Such areas, unsuitable for agriculture, often serve as important wildlife habitat.

Marine sediment is composed of sand, silt, and clay. Marine sediment, superimposed on the bedrock and glacial deposits, can be found throughout the region in areas not exceeding 300 feet above sea level. Characteristically, these areas are poorly drained.

### Soils

The Soil Conservation Service completed its soil survey of Castine in 1978. The following soil types are found in Castine (refer to the Soils and Slope Maps in this section). The first number (i.e. 22, 32, 24) refers to the name of the soil; the letter (A, B, C, D, E) shows steepness of slope:

#### SLOPES

A	0 - 3%	Level or nearly level
B	3 - 8%	Gently sloping
C	8 - 15%	Moderately sloping
D	15 - 25%	Strongly sloping
E	25 - 35+	Steep

Soil suitability information ratings can be obtained from the Soil Suitability Guide for Land Use Planning In Maine (UMO, Extension Service, Miscellaneous Publication 667. Revised), copies of which are available at the Town Office.

#### Castine Soil Types

9C----Beaches  
9M----Terric Borosaprists  
9P----Saprists and Hemists  
9RE---Rockland  
9T----Typic Sulfihemists  
  
18B---Colton Variant, Gravelly Loamy Sands  
22B---Colton Gravelly Loamy Sand  
22C---Colton Gravelly Loamy Sand  
23B---Duane Sandy Loam  
24A---Walpole Sandy Loam  
27B---Elmwood Fine Sandy Loam  
28A---Swanton Fine Sandy Loam  
  
32B2--Buxton Silt Loam, Eroded  
32C2--Buxton Silt Loam, Eroded

33A---Scantic Silt Loam  
34A---Biddeford Silt Loam

42B---Marlow Fine Sandy Loam  
42C---Marlow Fine Sandy Loam  
42D---Marlow Fine Sandy Loam  
43C---Marlow Very Stony Fine Sandy Loam  
43E---Marlow Very Stony Fine Sandy Loam  
44B---Peru Fine Sandy Loam  
44C---Peru Fine Sandy Loam  
45B---Peru Very Stony Fine Sandy Loam  
45C---Peru Very Stony Fine Sandy Loam  
46B---Ridgeway Fine Sandy Loam  
48B---Ridgeway Very Stony Fine Sandy Loam

52B---Hermon Sandy Loam  
52C---Hermon Sandy Loam  
53B---Hermon Very Stony Sandy Loam  
53C---Hermon Very Stony Sandy Loam  
55B---Waumbek Very Stony Sandy Loam  
58B---Leicester Very Stony Fine Sandy Loam

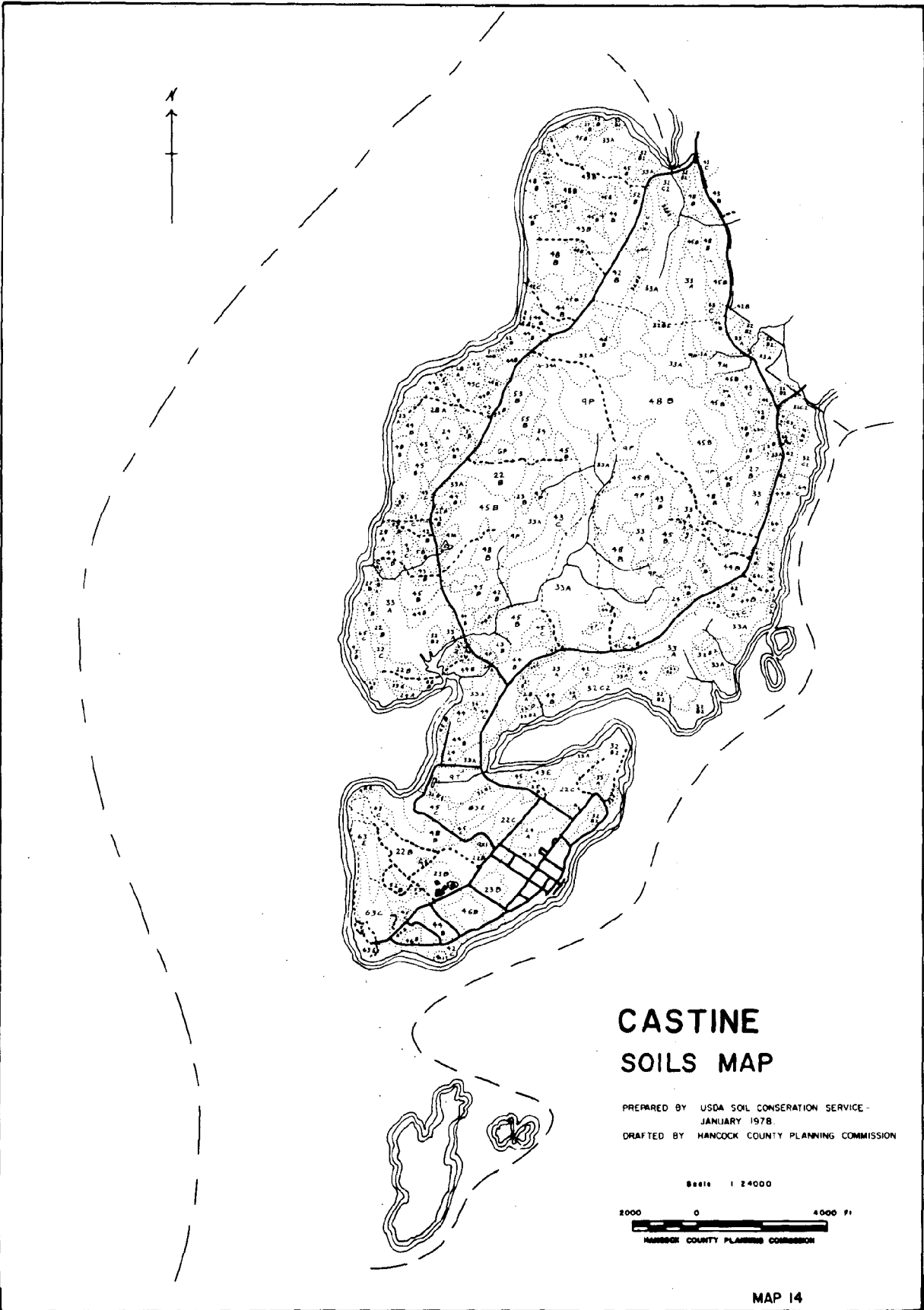
62B---Lyman Fine Sandy Loam  
63C---Lyman Very Rocky Fine Sandy Loam  
63E---Lyman Very Rocky Fine Sandy Loam  
64B---Berkshire Fine Sandy Loam  
64C---Berkshire Fine Sandy Loam  
65B---Berkshire Very Stony Fine Sandy Loam  
65C---Berkshire Very Stony Fine Sandy Loam  
68B---Nicholville Very Fine Sandy Loam

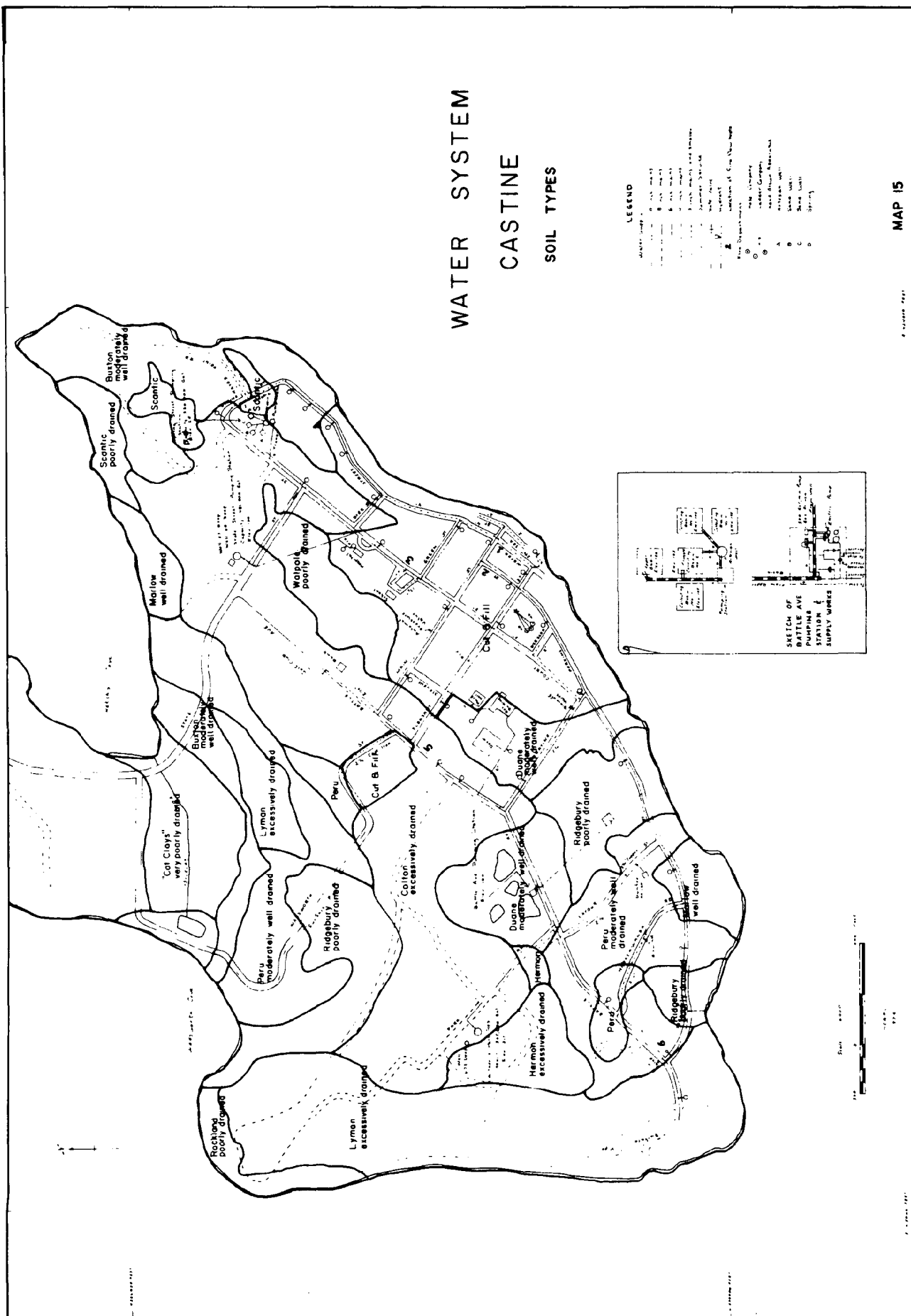
Castine's soil types are similar to those of other towns in the Penobscot River valley in that it has a preponderance of the Buxton - Lyman - Peru soil association. These are somewhat excessively drained and moderately well drained, shallow and deep soils. The Castine peninsula also shows a prevalence of the Colton and Duane soils which are deep, well and moderately well drained gravelly and sandy soils. (See Map 14).

Most of Castine's soil types are not particularly well suited for urban uses. Buxton soils are fair\* to poor for most uses, with the exception of sanitary landfill (good); Buxton is poor for houses with basements, and very poor for septic systems. Lyman soils are poor to very poor for all urban uses. Peru soils are fair to poor for most uses except landfills. Colton soils are poor to very poor for most uses except houses with basements, road location, and road fill. Colton is poor for septic systems because it tends to be excessively drained, a fact which is significant since most of the undeveloped land surrounding the Castine Water District consists of Colton soils. (See Map 15).

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\* A rating of fair indicates that with proper preparation, the soil will accommodate the proposed use without problems.





## Bedrock Geology

The bedrock underlying most of the town consists of metamorphosed volcanic rock, with the exception of several small bodies of metamorphosed sedimentary rocks located in the southern portion of town. A significant aspect of Castine's bedrock geology is that it is one of the few places in New England that has proven reserves of copper ore. The reserves have been estimated between 50 to 1000 tons and occur in the form of "massive sulfides" such as pyrite and chalcopyrite. (Kinkle and Peterson, Copper in the United States).

Glaciers which covered the area (the last glaciers receded some 10,000 years ago) sculptured the bedrock into irregular knobs and depressions and in many areas the bedrock is exposed at the surface.

## Climate

### Temperature and Precipitation

The yearly temperatures in Castine range between a low of -10 degrees to a high of 90 degrees Fahrenheit. Because it is located on the coast, Castine is slightly warmer in the winter and slightly cooler in the summer than inland areas. Precipitation is evenly distributed throughout the year. The total yearly precipitation is slightly higher along the coast due to "northeasters" in the winter and thunderstorms in the summer. The average yearly precipitation is 44 inches. (See Figure 7).

### Snowfall

Annual snowfall in Castine and other midcoastal towns averages 50 inches. Normally there are twenty days of snow of one inch or more recorded. Each winter several snow storms of five inches or more occur along the coast.

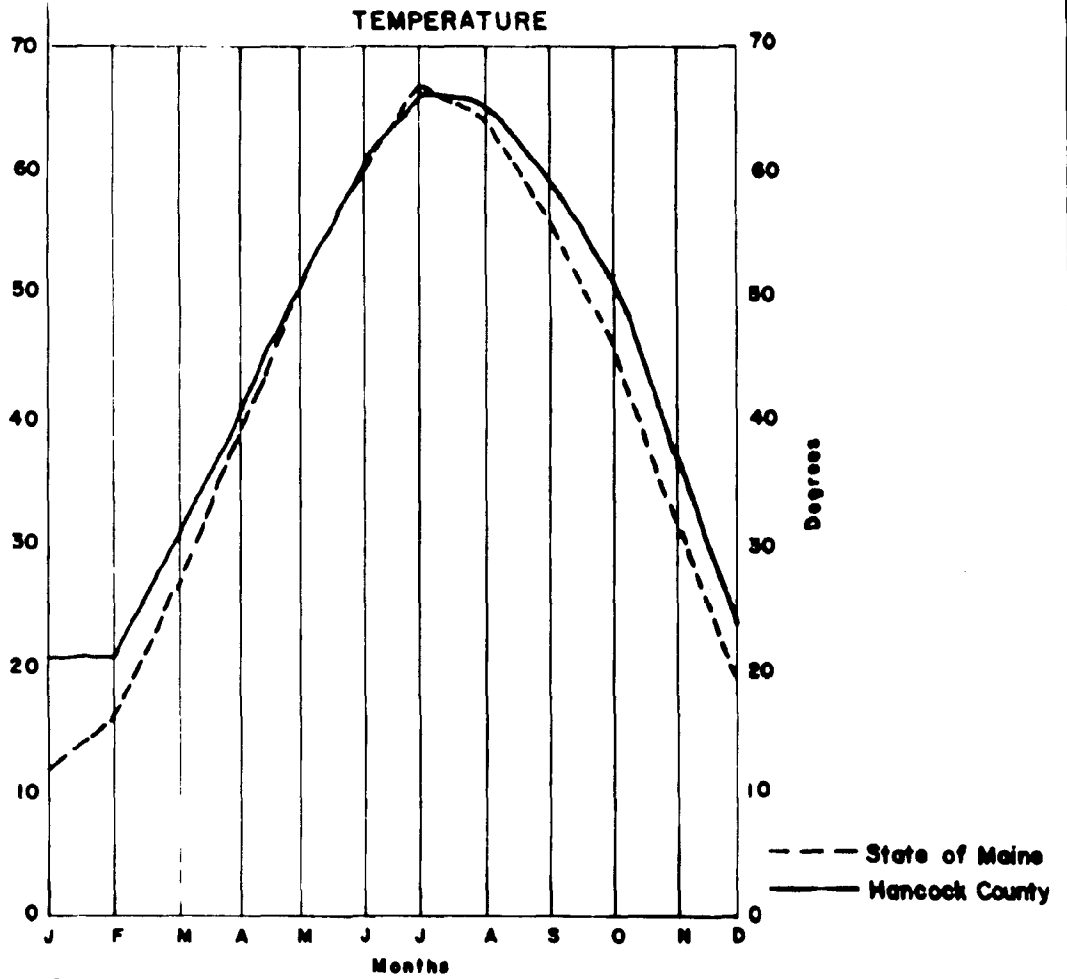
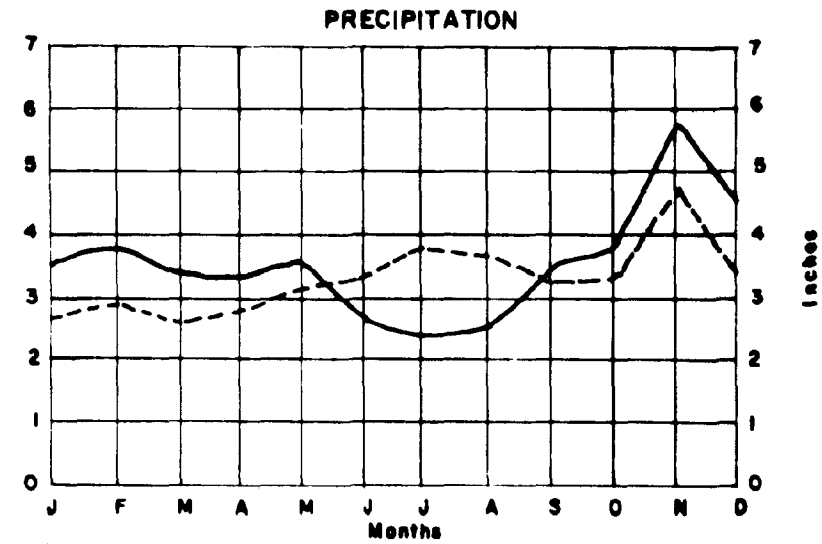
### Other Climatic Features

Heavy fog is frequent along the coast and occurs on an average of one day out of six. The annual number of clear days ranges from 80 to 120 days.

"Northeasters" generate winds and heavy rain or snow and can produce abnormally high wind-driven tides affecting beaches and coastal installations. In Castine, "southeasters" are particularly destructive, especially when combined with heavy rainfall and high tides. Castine's harbor and waterfront are poorly protected from a southeast wind and are susceptible to damage when the wind blows from that quarter. There are usually one or two of these storms a year.

Figure 7

# CLIMATE MONOGRAPH



SOURCE: 1975 Data  
National Climate Center  
Ashville, N C

During the summer, the predominant wind direction is from the southwest, bringing a cooling sea breeze onto the land. Hardly a summer afternoon goes by without a brisk southwest breeze springing up around 2 p.m.

Unfortunately, this southwest wind sometimes carries urban and industrial pollution into the area from the large urban areas to the south. This situation occurs most frequently when a large low pressure weather front is situated over the east coast of the United States causing extreme humidity. The resultant low ozone level can be a problem to individuals who suffer from respiratory ailments.

#### Growing Season

The growing season in Castine ranges from early May to mid-September. Due to the moderating effect of the ocean, the life of a garden may be somewhat longer if it is located close to the water.

#### Wildlife

A significant number of wildlife species are supported by the habitats found in Castine. Some species use the available habitat during their annual migration and at least one rare species is supported by the unique habitat found here. The species which inhabit this area may be classified as big game, small game, furbearers, migrating game birds, non-game birds and mammals, and rare and/or endangered wildlife.

#### Big Game

White-tailed deer are common in Castine, and deer harvest appears to be sufficient to prevent over-population. Yields in most Hancock County towns usually exceed the State average. Black bears have occasionally been seen in Castine as well.

#### Small Game

Small game animals include such important species as ruffed grouse, pheasant, snowshoe hare, red and gray squirrel, fisher, fox, raccoon, bobcat, lynx, and various species of rabbit. Silver foxes were once raised commercially in Castine and an occasional one can now be seen running wild.

#### Furbearers

The beaver is the most important animal in this group. Beaver dams create high quality waterfowl breeding habitats. Castine's large swampy interior also provides habitats for muskrat, otter, and mink.

#### Migrating Game Birds and Waterfowl

The Woodcock and Jacksnipe are fairly common migratory game birds. The Bagaduce River is an important Canadian Goose migration area.

All species of waterfowl common to the state breed in large numbers on the inland waters and coastal islands of Hancock County. Tidal flats and stands of eelgrass provide important feeding areas during migration and wintering periods. Abundant marine invertebrates (shellfish, etc.) provide food for several species of waterfowl.

The dabbling ducks which utilize the area include Black Ducks, Wood Ducks, Green Winged Teals, and Bluewinged Teals. The divers include Ring-necked Ducks, Greater Scaups, Goldeneyes, and Buffleheads. Common Eiders, White-winged Scoters, Surf Scoters, common Scoters, and Old Squaws comprise the Sea Ducks.

#### Nonegame Birds and Mammals

Most of the small birds common to this area can be found in Castine. Recently, a large population of mourning doves has appeared in town. Gulls and other sea birds, such as herron, are very common. Also, various types of owls have been seen in town, including a great gray owl.

Nongame mammals include woodchuck, weasel, porcupine, and skunk. Coyotes have been trapped in Brooksville and seen in Castine.

#### Rare and Endangered Wildlife

In the past, Ram Island has been an Osprey nesting area and there is reportedly a nest near Blockhouse Point. Unlike gulls, which seem to thrive wherever there are people, the Ospreys have done poorly.

#### Marine Resources

Marine bloodworms and sandworms, valuable as sport fishing bait, are dug commercially in Castine's mudflats, particularly in Morse, Wadsworth, and Hatch's Coves. Clams are also dug in these areas and along the Bagaduce River, but for the most part, Castine's clam flats are depleted. Ram Island is a notable exception, for clams are still relatively abundant there. Mussel beds, some of commercial quality, are dispersed in numerous areas along the intertidal zone and the shallow subtidal area.

Within the bays and estuaries of this region are found herring, striped bass, harbor pollack, mackerel, flounder, rock crab, and in recent years, bluefish. Dogfish (or sand sharks) are also fairly common.

Castine is located too far up Penobscot Bay to be an active lobster fishery, though some residents do set traps as a second source of income or simply to provide themselves with lobsters. During the summer when the lobsters move inshore, the Bagaduce River yields a reasonably large number.



This region is one of the best scallop fisheries in Maine and a fairly large number of local fishermen engage in scallop fishing, usually as a second source of income. There are good and bad years in the scalloping business. The last good year, 1976, attracted a large number of outside fishermen and draggers to the upper Penobscot Bay which seems to have reduced the number of scallops in the area.

## Vegetation

### Cover Types

There are five major cover types in Castine, including: softwoods, hardwoods, mixed woods, agricultural lands, and old fields. The softwoods cover type is forested land with softwoods comprising over 75 percent of the overstory. Soft woods include pines, cedars, spruce, and firs. The hardwoods cover type is forested land with hardwoods comprising over 75 percent of the overstory. Hard woods include oak, maple, hickory, elm, birch and beech. Mixed woods are forested lands with neither hard woods nor soft woods comprising over 75 percent of the overstory. Agricultural lands are lands being used for the production of food for man or livestock. Old fields are agricultural land that is reverting to a natural vegetation condition.

The Witherle Woods on the Castine peninsula is an example of the softwoods cover type. Red Spruce is the predominate species, with some white spruce and balsam fir present. Mature white pine, northern white cedar, gray birch and hemlock are also found in the Witherle Woods. Small areas of mixed woods and hardwoods can be found on the peninsula as well.

In North Castine, the eastern and southern portion of the interior of "square" is a softwoods area, while in the northern and western portion there is mixed woods cover. The Wilson Point area is composed primarily of softwoods. The area along the banks of the Penobscot River consists of equal portions of hardwoods and softwoods. The area along the Bagaduce River and Hatch's Cove consists of hardwoods, agricultural land and old fields. Large wet areas with scrub cover exist in the "square" and in the area of the British Canal.

In the Appendix is a complete listing of the plants found in Castine and the vicinity according to both their botanical and common names.

## Hydrology

### Groundwater

Groundwater is water that has infiltrated the soil and moved downward to the water table. Approximately half of the annual precipitation infiltrates to recharge the groundwater supply.

Water infiltrates at differing rates. The chief variables that determine the infiltration rate are the soil moisture content, soil texture, vegetation cover, slope, and frost penetration. Removing vegetation cover, paving, and filling in wetlands all increase runoff and decrease infiltration.

The direction of the flow of groundwater, as a rule of thumb, corresponds to that which would be expected from the surface topography, flowing downhill from high areas to low areas. Groundwater may resurface in lakes, streams, and springs where the water table intersects the surface.

#### Sources of Groundwater

Aquifers are a major source of groundwater. An aquifer is a geologic deposit that contains sufficient saturated permeable material to conduct groundwater and yield significant quantities to wells and springs. The term has meaning only relative to the demands and expectations of the people using the aquifer. What we think of as an aquifer in Maine might be considered an aquiclude, a poorly permeable geologic deposit, in other parts of the country. "Aquifers differ greatly in regard to their yields, depending on the materials of which they are composed. High-yield sand and gravel aquifers occur in glacial deposits including most of the ice-contact types (eskers, deltas, kames, and moraines) and some of the outwash and alluvial deposits. The prerequisite for a high-yield aquifer is a very permeable, unconsolidated material that is saturated for a thickness of ten or more feet and has a source of recharge that can sustain the rate of withdrawal." (Groundwater Handbook for the State of Maine, Maine Geological Survey, 1978).

Surficial deposits are the major aquifers in Castine. The bedrock yields little groundwater except from highly fractured zones and is not considered a significant source. The Castine Water Works which serves the lower peninsula takes water from three wells and from the reservoirs on Battle Avenue. Witherle Woods, located at a higher elevation to the northwest of the reservoirs, is a recharge area. Water flows down the hill discharging into the reservoirs. There are two gravel packed wells located at the Spring Street facility, and one at the Windmill Hill facility. These wells are about fifty feet deep and yield approximately twenty gallons per minute. Although these wells cannot be considered high-yield wells, they are sufficient for the present purposes of the water system. The cemetery directly uphill from the Spring Street facility probably serves as a recharge area for the aquifer. Although not a recommended use of land to have near a water system, the cemetery is preferable to other urban/industrial uses such as sanitary landfills, septic systems, or sewage lagoons. The Castine Golf Course probably provides some recharge, too. In North Castine the poorly drained, marshy interior is the major recharge for wells in the area.

Donald Harris, District Conservationist for the United States Department of Agriculture Soil Conservation Service, cautions that, "Our recent review of the Castine peninsula soil survey indicates a predominance of coarse textured sands and gravels along with other sandy type soils. Most if not all of these soil types provide little filtration and a good chance of quick groundwater contamination. Existing agricultural or forestry land use easements, some sort of zoning or farmland and open space protection might be considered for this area."\*

#### Surface Water

Surface waters in Castine, comprising approximately eight acres, include a number of small fire ponds, the Ice Pond on Route 166-A, Dunk's Meadow on Route 166, the Castine Water District reservoirs on Battle Avenue, numerous brooks, and inland and coastal wetlands.

Typical of the glaciated northeast, a large section of the interior in North Castine is poorly drained. The water tends to remain near the surface and form swamps and marshes. The water that flows out of the area goes in various directions: south into Wadsworth Cove via Bog Brook; north to Morse Cove; and northeast to the Bagaduce River by way of Smelt Brook.

Most surface water in Hancock County is rated B-1 by the Department of Environmental Protection. Class B-1 is acceptable for drinking after treatment.

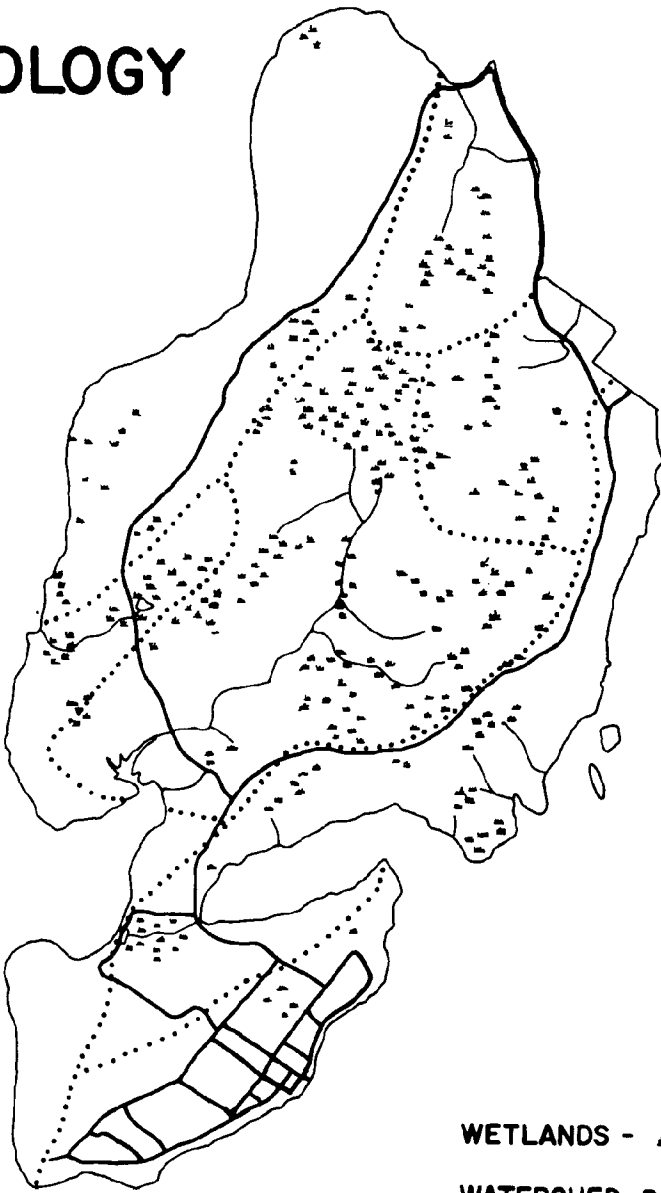
#### Watersheds


All water in Castine drains into the Penobscot Bay, either directly or via the Bagaduce River. (See Map 16). The most important areas with regard to Castine's water supply are the Witherle Woods area, the Spring Street pumping facility area, and the wetlands portion of the square in North Castine.

If Castine's on-peninsula water supply were to become contaminated, the only alternative water supply would be the interior of North Castine. Such a water system would require pumping from the square to the peninsula, making it extremely expensive.

\* For more information, refer to State Policies for Management of Growth and Natural Resources, State Planning Office, December, 1977.

# HYDROLOGY



WETLANDS -   

WATERSHED BOUNDARY .....

## CASTINE



MAP 16



## Wetlands

The term "wetland" is defined in this study as, "An area characterized by low topography, poor drainage, and standing water which occurs at least part of the year." It may also be viewed as the transition zone between dry land and open water. Other terms associated with wetland areas are swamps, bogs, marshes, and salt meadows.

Wetlands within Castine may be divided into inland wetlands and coastal wetlands. Inland wetlands are areas within the normal highwater mark of non-tidal flowing water, stream channels occupied by non-tidal waters, or other areas identified on the basis of soils and vegetation. Coastal wetlands include any swamp, marsh, bog, beach, flat or other land above extreme low water mark subject to tidal action.

As previously mentioned, Castine has a large inland wetland area in its north-central area. Dunk's Meadow and the Ice Pond are the most notable inland wetlands. Coastal wetlands include the British Canal, the Morse Cove Inlet, the Mill Pond, Hatch's Cove, and areas along the Bagaduce and Penobscot Rivers. Coastal wetlands also play an important role in the Maine economy. The value of shellfish and worms harvested from these areas is often many times higher than the yield from prime agricultural land. However, in recent years, the value of this resource has diminished considerably due to the closing of flats that have been polluted by man's activities.

Wetlands also play a critical role in the natural cycle of life by providing essential breeding, nesting, and feeding areas for a wide variety of fish and other wildlife. Wetland areas are among the most productive parts of our environment. They provide a margin of protection for the entire ecosystem by minimizing the impact of fluctuation within the environment.

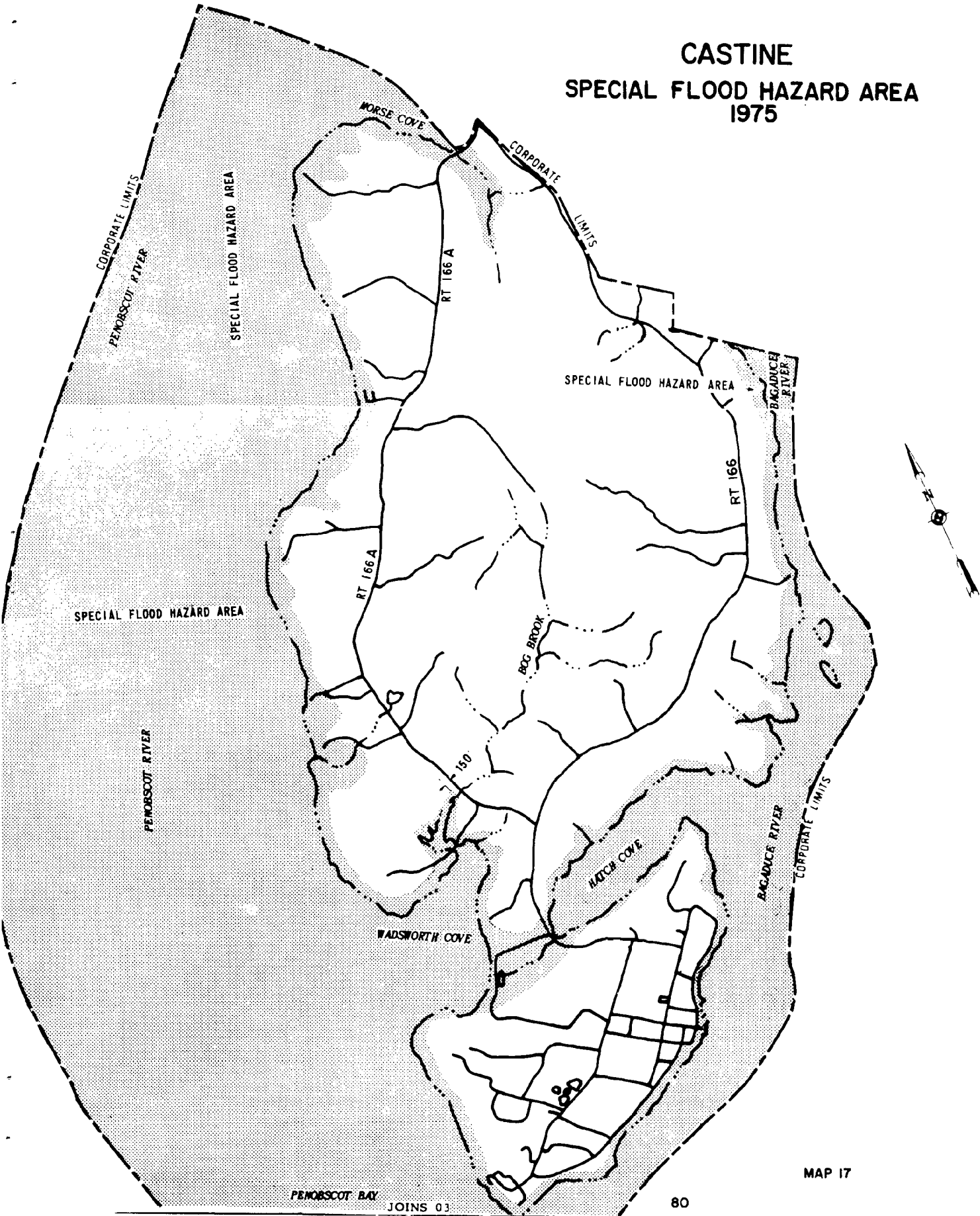
## Critical and Fragile Areas

### Flood Plains

A flood plain is the land area adjoining a stream, river, lake, ocean, or other body of water which may reasonably be expected to be covered at some time by floodwater. Although this sounds straightforward, it is sometimes difficult to determine the limits of a floodplain. Some land may be flooded each spring, while other areas are subjected to flooding only under extraordinary conditions.

Flooding in Castine within developed areas is a rare occurrence. Flooding is most common along the waterfront of Castine village where two storms in the last three years have caused a substantial amount of damage to waterfront properties. Since coastal storms are often accompanied by extreme tides, the combined impact of waves and tides can result in the flooding of areas far above the normal high water mark. Many of the areas in Castine designated as flood prone as indicated by the special flood hazard map completed under the auspices of the Federal Flood Insurance Administration are actually in little or no danger of flooding even under the severest of conditions. (See Map 17). Building within the flood hazard areas designated on the special flood hazard area map is regulated by the Revised Model Ordinance Relating to Flood Hazard Building Permit System and Review Procedure.

CASTINE  
SPECIAL FLOOD HAZARD AREA  
1975



### Historic/Natural/Scenic Areas

It is possible to divide Castine's rich inventory of historical sites into four categories: (1) areas of military history; (2) buildings of architectural merit; (3) sites of ecclesiastical importance; and (4) sites of historic commercial concerns. (See Map 18).

1. Areas of Military History (in order of historical importance and interest).
  - a. Fort Pentagoet or Castine's Fort, located on the site of the 1613 French Trading Post, was built by Charles de Menou d'Aulney between 1636 and 1645. This is one of the oldest fort sites in the country and was also the site of the first Catholic Mission.
  - b. The British Canal was dug in 1779 by the British to cut Castine off from attack from the mainland and to reduce British desertions.
  - c. Fort George was built by the British in 1779 and named in honor of King George III. This fort was taken over by the Americans in 1783, and reoccupied by the British in 1814. It was returned to the Americans in 1815 and was the site of the hanging of Seth Elliott and Ebenezer Ball, both convicted of murder.
  - d. Fort Madison, named after the American president, was an American fort erected in 1811 and rebuilt during the Civil War.
  - e. Blockhouse Point (accessible by foot path) was used by the British as an observatory in 1814. Near this spot, above Trask Rock (named after a boy fifer who hid behind the rock during the battle) the first American forces attacked the British positions entrenched along the bluff in July of 1779. They captured a small battery, but lost one-fourth of their men. The loss of men at this site contributed to the defeat of the American expedition. The delay after the initial battle allowed the British to assemble reinforcements from Halifax, Nova Scotia and rout the Americans.
  - f. Castine Cemetery located overlooking the Bagaduce, is also of military significance. The Cemetery Association secretary has a record of those buried and the location of their graves.

In addition to these sites there are numerous military locations, which though significant, offer less visual appeal. Included are a number of gun batteries at various locations on the Castine peninsula, the most notable being Forts Griffith and Goslin. These sites are indicated on the Historic Sites map. Many areas throughout Castine are marked with signs commemorating historic events.





## 2. Buildings of Architectural Merit

In 1973 Castine was named to the National Register of Historic Places because of the quality and diversity of its architecture.

- a. The Castine Town Common is one of the finest examples of its type in the Penobscot Bay area. Shaded by elm trees, the one acre green is surrounded by fully restored homes circa 1800. The library, the Unitarian Church and Parish House, and the Adams and Abbott Schools are evidence of the central focus that the common has played in the development of the New England Village. The Abbott School is now used as a private residence, but the other three buildings are still in use as public facilities.
- b. The Captain John Perkins House was built in 1765. Formerly on Court Street, it has been moved to the Wilson Museum grounds on Perkins Street. In 1969 the house was entered in the National Register of Historic Places.
- c. The Avery House, built about 1760, is one of the oldest homes in Castine. It is located on Route 166 in North Castine. There are also many other houses in North Castine that were built between 1760 and the early 1800's.
- d. The Dearborn and Macomber Houses on Green Street are significant old houses; both have undergone some restoration recently. The Dearborn House, which was built in 1814, retains part of the original British barracks which were moved from Fort George in 1818.
- e. Fine examples of fully restored homes of the Federal period (about 1800) are the Witherle and Johnston houses on upper Main Street, the Gay (now Hooke) house overlooking Water Street, the four-chimney Abbott (now Foote) house on the Battle Avenue Heights, the Hale and Cate houses on Court Street, and the Whiting house on the common. The Cate house, now owned by the Maine Maritime Academy, was entered in the National Register of Historic Places in 1970.
- f. The Lighthouse, built of granite at the western extremity of Battle Avenue, was erected in 1858. The tower is forty-two feet above the ground, and one hundred thirty feet above sea level. When in operation, the fixed white light was visible for a distance of 17 nautical miles. At present, the town owns the light house property and there is an automatic light on the shore.
- g. Other houses of architectural merit include the Doty Little house on the corner of Court and Green Streets, now owned by the Everett Russell's; the Guild house on Route 166 at the entrance to the Castine peninsula; the Elisha Dyer house on Dyer's Lane, now owned by Robert O'Connor; and the Blake or Tilden house on Main Street, now owned by Vincent LaFlamme.

- h. Streets of notable architectural character include Main Street, Perkins Street, Water Street, Court Street, Green Street, and Battle Avenue.

### 3. Sites of Ecclesiastical History

- a. The first Catholic church was built in 1648 by the French on the site of the present Catholic chapel. St. Peter's Chapel, as the first church was named, served as a Mission for the Indians.
- b. The Unitarian Meeting House was built in 1790 on the Town Common. The simple lines and the interior make this one of the most architecturally significant buildings in Castine. The steeple is from a Bullfinch design and the bell was cast by Paul Revere's son.
- c. The Second Congregational or First Trinitarian Church, located on Main Street, was constructed in 1829. It has been enlarged and renovated several times. It is crowned by a 120 foot spire and it is noted for its stained glass windows given in memory of Castine citizens.

### 4. Sites of Historic Commercial Concerns

- a. The Argyle Street Landing on Perkins Street was the site of the Noyes Shipyard. More than sixty ships were built in a number of shipyards on the hill descending from Perkins Street to the Bagaduce River.
- b. Several old buildings at the foot of Main Street were used to store salt for Georges Banks fishing vessels.
- c. The Rope Walk on Water Street, a small section of which is still standing, was built in 1900. It is now owned by Marie Wood. Other rope walks were located on Pleasant Street.
- d. The Ship Chandlery or Brick Block on Water Street, a fine brick structure used for well over a hundred years, was built in 1804. It is now occupied by a hardware store, a restaurant, a craft store, a hairdresser, and several apartments.

### 5. Other Areas of Historical Interest

- a. In North Castine in the vicinity of the Old Ferry Road is the remains of a great Indian campground and burial ground.
- b. Also in North Castine are the remains of several old mines of the Revolutionary era; these mines supposedly yielded silver.

## 6. Natural and Scenic Areas

There are a number of natural and scenic areas in Castine which are important, too. Significant natural areas include the Witherle Woods on the Castine peninsula, the Castine harbor and its inlets, the waterfront, the beach at the Backshore, the British Canal wetland area, Dunk's Meadow and a large portion of the interior of North Castine, Holbrook Island, and the Ribame Beach area along the Penobscot River. All of these areas have in common the fact that they are essentially undisturbed open spaces.

The entire waterfront on the deepwater harbor of Oakum Bay presents coastal scenery which is comparable to any in the State. Whether one enters the town by Route 166 or Route 166-A, one will find scenic areas overlooking the Penobscot and Bagaduce Rivers. One of the most scenic areas in Castine is the view from Battle Avenue near the Foote residence. Here is a vista which includes Brooksville, Castine Harbor, a large part of the village, and much of the northern part of Penobscot Bay. Other outstanding scenic areas are Fort Madison Public Park, Dice's Head Public Park and the Castine Golf Course.

### Castine Harbor

It used to be said that, "Castine...boasts the possession of a harbor in which the navies of the world might ride at ease."\* Though the scale of today's navies would preclude such a sweeping compliment to the harbor, it is certainly one of the finest on the coast of Maine. The harbor, known as Oakum Bay, is well protected and very deep as evidenced by the presence of the Maine Maritime Academy training vessel, State of Maine, which rests within 40 feet of the waterfront. It is easy to see why Castine's harbor was so popular in the days of the sailing vessels. Today the harbor serves chiefly as a pleasure craft port, though there are some small fishing vessels. A few years ago, when the scallops were plentiful, a number of scallop draggers made use of the harbor as a safe winter anchorage.

Until the advent of the steam engine, Castine was one of the most important eastern seaboard ports; it is said that during the heyday of the sailing ship, one could walk half way across the river on the decks of the ships that were tied together and anchored there. Ships from Castine sailed to such romantic places as Cadiz, Barbadoes, Dominica, Antigua, Martinique, Granada, and Liverpool. Castine's geographic location was considered so important to the fledgling Colonies that America suffered its greatest naval defeat (the Penobscot Expedition) in an effort to regain the town from its British occupiers.

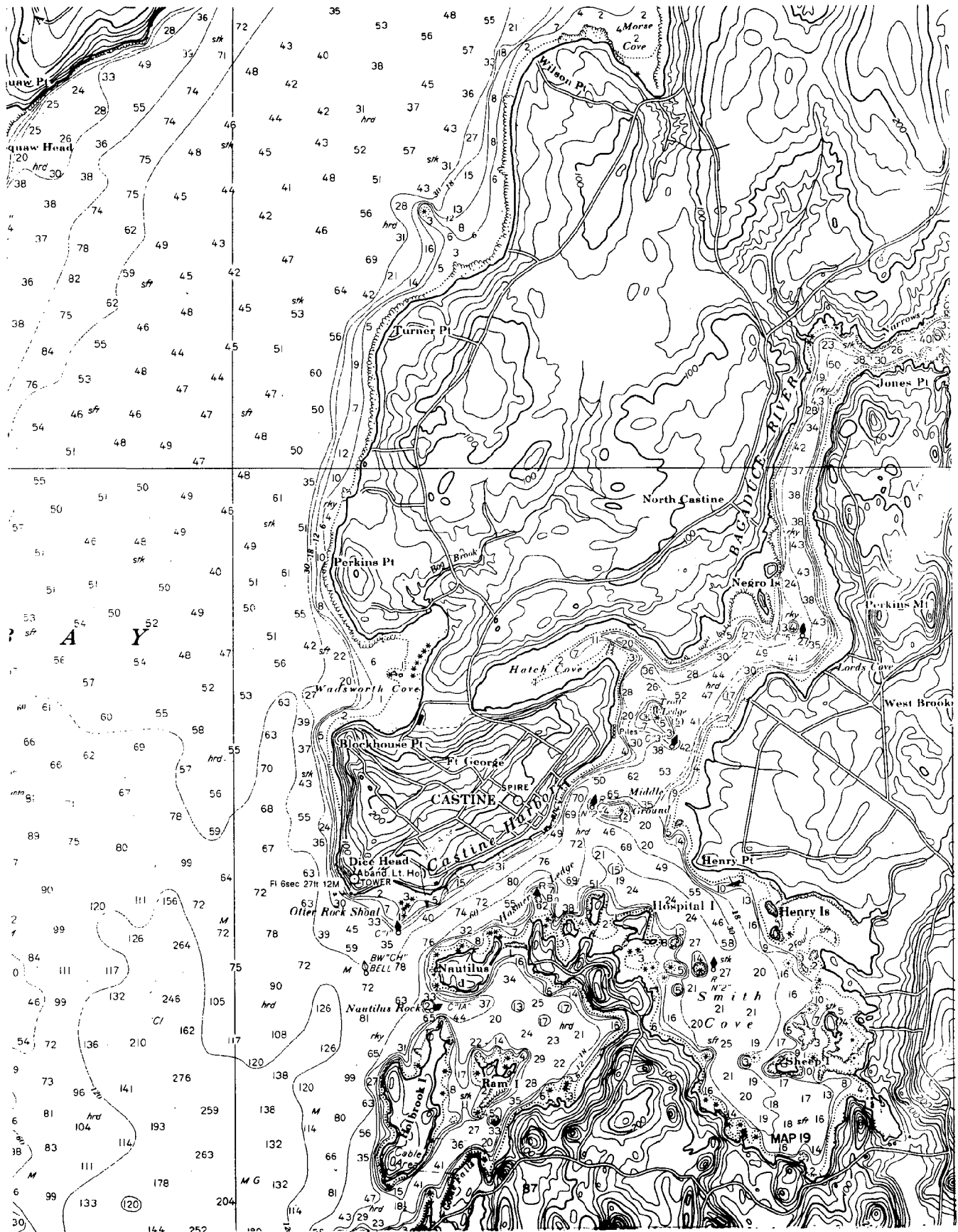
Sailing vessels of all descriptions and sizes were built on the shores of the Bay, most notably at the Noyes Shipyard which was located on Perkins Street near the present berth of the State of Maine. The first ship built in Castine was the schooner Nancy in the year 1793.

\* George Wheeler, History of Castine

Oakum Bay is located at the mouth of the Bagaduce River, which was once plied by schooners seeking loads of brick and granite at Northern Bay in Penobscot. It opens onto the northern-most tip of Penobscot Bay and the mouth of the Penobscot River. The bay contains a number of coves and islands. A distinctive feature of the bay is the wreck of a five masted schooner which lies just off Henry's Point in Brooksville. The ship burned in the 1930's as she lay grounded for scuttling. The Harbor Chart (See Map 19), provides a detailed view of the harbor and the waters of the surrounding area.

At the present time, Castine has no Comprehensive Harbor Ordinance. The town hires a harbormaster during the summer months and pays him a small stipend for his duties. The town has no launching facilities of its own, and at present most boats are hauled-up, repaired, and launched at Eaton's Boatyard.

Since Castine's economy is still largely dependent on its location on the water, planning efforts for the Town of Castine should be carried on in conjunction with intelligent harbor planning. Oceanographic programs carried on by the Maine Maritime Academy and M. I. T. are no doubt beneficial and advantageous to the town, since such programs provide first-hand evidence of marine conditions.



# **VII**

## **Critical Issues**

## CRITICAL ISSUES--THE MAINE MARITIME ACADEMY

### Introduction

The Maine Maritime Academy has been a part of Castine since 1941. It is the largest employer in town, and it provides the town with a number of services. It is of concern to some townspeople because it affects the tax base, creates general uncertainty about future land acquisition, and disrupts their sense of privacy and community.

### History of the Academy

The Maine Maritime Academy, originally known as the Maine Nautical Training School, was established in March, 1941. Though it coincided with World War II, it was formed as a response to the proposition that a vigorous, expanding American Merchant Marine was essential to national security, if not to the security of the world. The Merchant Marine Act of 1936 had envisioned the creation of a number of such training schools. Maine was a chosen site because of the realization by the founders that Maine was rich in young men familiar with seafaring and because it was felt that the school could provide a service to the young men of Maine. Castine was chosen because of the availability of the facilities of the Eastern State Normal School and because of its proximity to a deep water harbor.

At the time of the Academy's formation, the Normal School consisted of three brick buildings situated on the hillside overlooking Castine Harbor: Richardson Hall (later renamed Leavitt Hall), which was a dormitory and dining hall; a gymnasium (now the Administration Offices and Library); and the administration/classroom building (now called Dismukes Hall after the Academy's first superintendent). The Nautical School's first class of 28 men was housed at the Pentagoet Inn; classroom space was rented from the Normal School until it closed in March, 1942, and the newly designated Maine Maritime Academy took control of the property. Two months after its opening, World War II began which resulted in an immediate expansion of the student body to 200 men. The school's first training ship was the 84 foot sailing schooner Mattie--a considerable contrast to later training ships and the present State of Maine. The student body and the physical plant have expanded sporadically ever since, though now expansion has supposedly reached an end.

### Present Situation

The Academy currently encompasses just under 35 acres of the Castine peninsula, including several buildings and dockage for the 533 foot training vessel State of Maine on the Castine waterfront. There are 12 buildings containing classrooms, athletic facilities, dormitory space, dining facilities, library, etc. In addition, the Academy now owns a number of former residences on Main, Pleasant, and Court Streets. Most of these homes are used to house Academy personnel; notable exceptions are the MMA Faculty Club and the Allie Ryan Marine Museum on Pleasant Street.

The student body has grown to 633 men and women, which nearly equals the number of year-round residents. In addition, the Academy employs a professional and non-professional staff of 140 plus CETA workers, making it the largest employer in Castine.

## Purpose

The purpose of the Maine Maritime Academy is to carry on Maine's heritage of the sea by providing for its students, as U. S. Maritime Service Cadets, a comprehensive course of instruction and training in a professional, intellectual, and military environment. This training will qualify them for leadership as officers in the U. S. Merchant Marine, the U. S. Naval Reserve, or the U. S. Coast Guard Reserve. Academy Midshipmen, upon completion of a four year program, earn Bachelor of Science Degrees, majoring in Marine Engineering or Nautical Science. The program also qualifies them to be examined for third officer, licenses (deck or engine) in the Merchant Marine and for commissions in the U. S. Naval Reserve or Coast Guard Reserve. Each student is provided an opportunity to complete a minor program in such disciplines as Naval Architecture, Oceanography, Marine Industrial Management, Ocean Engineering, Transportation Management, Natural Science, Social Science, and the Humanities.

MMA is an agency of the State of Maine and receives assistance from the federal government. In keeping with its responsibility and interest in serving the state and nation in marine resource development, the Academy actively participates in and sponsors marine research conferences and programs. One such program is the joint MMA-MIT summer ocean engineering program which features research and practical application of marine and oceanographic equipment that is designed and built by students from the two institutions.

The Academy also sponsors a variety of summer programs and hosts a variety of outside business, professional, civic, and youth programs that use its facilities for meetings, workshops, and recreation.

## Recent Growth of the Academy

The Maine Maritime Academy's expansion program during the past ten years has caused some controversy. The recent growth includes Baron Castin Hall, the Alexander Fieldhouse, the Curtis Hall dormitory complex, the Dismukes Hall addition, several residential holdings, and Bagaduce Hall on Water Street. In addition, work on a library addition is currently in progress, and there are plans for a renovation of and addition to Leavitt Hall. Most of the past controversy about MMA's expansion has centered on Bagaduce Hall, located on Water Street, which some townspeople feel conflicts with Castine's architecture and spoils Castine's waterfront as viewed from the water.

There is some general uncertainty about future land acquisition by the Academy; the prevailing sentiment among townspeople is against further growth by the school (see Attitudinal Survey in the Human Community chapter). Most townspeople feel that the school is large enough, and that it already occupies enough land on the Castine peninsula.

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Sources: Howard C. Jordan, Maine Maritime Academy: The Formative Years, Maine Maritime Academy, Castine, Maine, 1975.

Castine, Maine Brochures.



In addition to new construction, the Academy has purchased several residential properties and converted them into apartments for Academy personnel. Because of MMA's tax free status, each house thus purchased and converted results in a loss of tax revenue to the town, a situation which has long been a cause of misunderstanding in Castine. It must be said in the Academy's favor that all of this property is immaculately maintained and that usual town services have been reduced.

#### Problem of Eminent Domain

Another cause for uncertainty about future land acquisition is the possibility that the Academy should one day exercise its right of eminent domain, which, as a state institution, it retains. This raises some interesting possibilities, especially since it would appear that all of the Academy's land is now being utilized. Although expansion is supposedly reaching an end, it is difficult to foresee what might happen to such an institution in the event of some national crises.

#### Significant Positive and Negative Impacts of MMA

In general the interaction between the Academy administration and the town government is advantageous to both groups and the positive aspects of MMA outweigh the negative aspects.

#### Positive Effects of MMA: Employment

Without question the single most important positive impact of the Maine Maritime Academy on Castine is employment. The 1978 Castine Community Survey indicates that 34 of 107 year-round resident respondents (32 percent) are employees of MMA.

Employment opportunities at the Academy attract a large number of young, college educated professionals and young families to town; children of Academy employees constitute a large percentage of the school population. These young people help to balance the large retired population in Castine. Many of these young families buy or build homes in town; they pay taxes here, and in addition they contribute a considerable amount of money to the town's economy. The students are also a source of revenue to local businesses.

Besides attracting a considerable work force from outside of town, the Academy employs a large number of Castine natives who would probably be forced to move elsewhere if not for the Academy's presence here. A number of residents of nearby towns, most notably Penobscot, also work at the Academy.

At the present time, there are 150 MMA employees who draw on a payroll of \$2,000,000. Of this number, approximately 77 are residents of Castine, and approximately 18 percent of these residents are Castine natives. There is also a substantial number of part-time workers. It would appear that the revenue generated by the Academy must balance to a large extent the loss of tax base to the town for which the school is responsible.

### Use of Facilities

Probably the most important service which the Academy extends to the town is the use of its many facilities. Among these are the MMA athletic facilities; for a small yearly fee, townspeople may use the athletic complex. On Fridays, use of these facilities is free to the public. Included in the athletic complex are indoor and outdoor tennis courts (as well as instruction in that sport); squash, handball, and racquet-ball courts; an indoor swimming pool and track; a sauna; a weight room; a bowling alley; and basketball courts. Also, the townspeople are usually allowed to use the MMA athletic field for softball. In addition to providing these facilities to townspeople, the Academy makes them available to the Adams School students for physical education classes; during 1978-79 the cost for this service was \$3100.00.

Other facilities which are often made available for public and private social, cultural, and educational events are the Baron Castin Hall (which contains a large auditorium), the MMA Faculty Club, and the Training Vessel State of Maine (for dances and movies). Also, the public may use the MMA library, which contains an extensive marine collection. Finally, the Academy's Allie Ryan Marine Museum is open to the public, as well as the Academy store, which is located in the Curtis Hall complex.

As mentioned above, the Academy also sponsors a variety of summer programs and hosts a variety of outside business, professional, civic, and youth programs, such as the "Camp Touchdown" summer football camp and the Downeast Chamber Music School. The town is the recipient of the cultural activities of such groups as the music school. In addition to these programs, the Academy sometimes holds night adult education courses, and makes some of its regular courses open to the public.

### Other Services

The town is also the recipient of some practical services; for example, the Academy lends the town its power broom for street sweeping. The Machine Shop is available for emergency repairs to town machinery, such as the town truck and treatment plant equipment; welding and machining are provided.

The MMA student body also provides some important services to the community. MMA students presently serve as scoutmasters for the Boy Scouts, and often serve as coaches for town athletic teams. They also participate in a yearly litter pickup.

### Negative Effects of MMA

Some of the negative effects of the Maine Maritime Academy, in the opinion of some of the townspeople, are the continuing growth of its physical plant and student body; its use of town services; the influx of a large number of student automobiles into town and the resultant wear and tear on streets and highways; noise, water, and air pollution; and loss of tax revenues.

Of the town services used by the Academy, the town dump presently constitutes the greatest problem for the town. About half of all use of this facility is by MMA. Dump life is currently estimated at only two to five years, and the federally mandated land-fill is expensive to maintain.

At present, the Academy and the town share equally the expense of running the dump: it contributes half of the labor costs, half of any equipment rental, and half of the cost of covering the garbage. The Academy, however, does not contribute to replacement of machinery.

If there is a truly negative impact to the town as a result of the Academy's use of the dump, it is simply that the life of the dump as a landfill operation is cut in half. Actually, Castine is in relatively good shape when compared to neighboring towns as far as dump life is concerned; and attempts to provide regional solid waste incineration are gaining momentum. On the positive side, the Academy would probably incur half of the expense of the town for entering such a program of regional incineration.

Other services used by the Academy are the town water supply and sewerage disposal. MMA is the largest water user in town, so it obviously contributes the largest amount of revenue to the Water District. At present, the system appears to be adequate to handle the Academy. However, further expansions of Academy population need to be closely monitored in order to gauge the impact on Castine's water supply.

The Academy is also the largest user of the Castine Pollution Control Facility; the school contributes \$6,713.00 a year toward the payment of the facility as well as capital and interest costs (payment on the 28 year note began in 1970; the town's share is \$10,000 a year). In addition, the Academy contributes, by a payment formula, to the actual operation of the plant when it pays its bill. Even without the Academy, the town would need a treatment facility the size of its present facility.

Another common complaint concerns the large number of student-owned automobiles and their use. This problem is of particular concern to residents of Tarratine and Pleasant Streets, where a large number of cars enter and leave the parking lots next to Curtis Hall. In addition to the automobile noise problem, some townspeople feel the student automobiles cause additional wear and tear on Castine streets and highways. It should be noted that the streets surrounding MMA are State Aid highways which incur no expense to the town.

Residents in the downtown area complain there is some air pollution and machinery noise from Bagaduce Hall and that the State of Maine may be a potential source of pollution to Castine Harbor. The Academy presently uses the Castine dump as a depository for bilge oil, and though this material is deemed acceptable for dumping, it remains to be seen just how much of a hazard this procedure may pose to the water table in the area surrounding the dump.

Although some townspeople complain that the midshipmen are not well enough disciplined, the prevailing opinion seems to be the majority of the student body are well behaved, friendly, and helpful. Most people feel that the Academy's military organization is a great advantage in this respect.

The most significant negative impact of the Academy, in the opinion of most townspeople, is the loss of tax revenues as a result of MMA property holdings. Most of the controversy focuses on MMA's residential holdings; estimates of the exact value of tax loss on houses formerly used for residential purposes are between \$5,000 and \$7,500, or one to two percent of the 1978 tax (\$338,392.95). Since most of the property is used to house Academy employees, it represents a bone of contention between the townspeople and the school. However, it appears that property used by MMA for residential purposes only is not a significant cause of Castine's high taxes, as many residents suspect.

#### Maine Maritime Academy--Planning Implications

Future planning for the town of Castine must recognize the implications of the presence of the Maine Maritime Academy. The school is obviously of tremendous importance to the town. Townspeople recognized this when they petitioned the state legislature to keep the school in Castine when it was considering a move to Portland in the early sixties. It is obvious also that the school is an integral part of the community and that the town's future cannot be planned separately from it.

In particular, the town should be aware of the positive effects of the Academy. The town should consider MMA's importance to the town's economic base by providing employment and revenue; its sponsorship of programs which benefit the town culturally, educationally, and economically; and its impact in making its various facilities available to the town. These things constitute a significant resource for the town.

The Planning Board should also be aware of the possible negative effects that the Academy can produce in the town: it must decide at what point the growth of the Academy's student body, physical plant, and various programs become more of a detriment than an advantage; it must consider the limitations of town utilities such as water, sewer, and dump; and it must consider the negative effects of increased residential holdings by the Academy.

#### Maine Maritime Academy--Futures

##### Probable Future

The Probable Future for the Maine Maritime Academy includes 1) continued improvements to existing facilities, 2) continued land acquisition within the two blocks presently primarily occupied by MMA, and 3) unlimited build-up in the event of a national or international crisis. This probable future scenario presupposes that the policies of the present superintendent are continued by his replacement.

- 1) Continued improvements - This covers the kind of growth that the Academy is presently experiencing. It includes additions to existing facilities, such as the library wing presently under construction and the renovation proposed for Leavitt Hall. Most new growth, therefore, will be confined to existing MMA properties.
- 2) Continued land acquisition - This is actually a continuation of Academy policy since the mid-1960's. The Academy has made no secret of the fact that it would like eventually to gain control of all of the properties in the following two areas: the block bounded on the north by Pleasant Street, on the west by Battle Avenue, on the south by Tarratine Street, and on the east by Court Street; and the block bounded on the north by Main Street, on the west by Battle Avenue, on the south by Pleasant Street, and on the east by Stevens Street. It should be noted that the Academy is in no particular hurry to fulfill this goal. It should also be noted that land acquisition outside of these areas is no longer being considered, as was suggested in Castine's 1968 Comprehensive Plan.
- 3) Unlimited build-up - This applies only to a national emergency, when the Academy and all similar institutions would be in an "all systems go" situation. At this time, the Academy could support a 200 man increase in the student body without a need for additional facilities, since the additional students could be housed aboard the State of Maine. The likelihood of an extensive takeover of the town is doubtful even in a crisis situation.

# **VIII**

## **Futures**

## FUTURES

### INTRODUCTION

This section projects three different scenarios for Castine's future. The first, Probable Future, is what will probably occur if the status quo is pursued. Alternative Future attempts to identify some aspects of community life if present ordinances are not enforced and if the town tries to avoid its responsibilities. Desired Futures explores the way the town could be if the recommendations of this plan are implemented and if the townspeople rise to the challenges of changing times.

### Probable Future

Castine's probable future may be identified by extending the recent growth and development patterns of the town into the future. The current policies and regulations will remain active at the same level of achievement. If this future is chosen by the townspeople, the following events may occur.

- . One or two large subdivisions are created in North Castine.
- . Increasing numbers of retirees move to Castine making real estate prices rise by increasing demand.
- . Strip development on Routes 166 and 166-A increases.
- . Eatons's Boatyard closes and becomes residential property.
- . More of the commercial zone becomes residential and fewer local economic opportunities are available.
- . Open spaces continue to be developed.
- . More housing produces a strain on utilities and services.
- . Government expenses continue to increase.
- . Vandalism and other disturbances result in a law enforcement crisis.
- . Adams School becomes surrounded by new housing, which negates the possibility of expansion.
- . Possibility of acquiring more land for the cemetery is lost as all surrounding land is sold.
- . Potential locations for parking and recreation are lost to various types of private development.
- . Potential for drinking water pollution increases as a result of new housing in unsuitable areas.
- . Industrial development in Searsport exerts pressures on Castine forcing unwanted changes.
- . MMA acquires more residential properties and the Academy does not reimburse the town for lost tax revenues. Distrust between MMA and some townspeople increases.
- . Land surrounding the cemetery is bought for private development, making it impossible to accomodate future needs.

### Alternative Future

Castine's alternative future is based on the assumption the town does not pursue existing policies and assumes the townspeople no longer care about how Castine develops. If this future is chosen, the following events may occur.

- . Witherle Woods and large portions of North Castine succumb to large subdivisions.
- . Industrial development in Searsport causes population and development pressures in Castine.
- . Town services are inadequate to serve increased population levels.
- . MMA and the town are unable to agree over future MMA expansion and cooperation deteriorates.
- . Local water supplies become polluted, and costly alternatives must be examined.
- . The Mobile Home Ordinance is overturned in court and mobile home owners win the right to place mobile homes anywhere in town.
- . The town dump reaches capacity and no alternatives are available.
- . Castine loses its present health services as a result of lack of support.
- . School expansion is needed to cope with increased school population, which forces the town to construct a new facility because no land around the Adams School was acquired.
- . Town Zoning Regulations fail to adequately control new growth.
- . The harbor becomes polluted in marine accident as a result of no harbor ordinance.
- . Marine resources are further depleted by improper local management.

### Desired Future

Castine's desired future is based on the assumption the townspeople accept the need of this plan's recommendations and work towards achieving them. If these recommendations and the action plan are actively pursued, the following events may occur.

- . The town's population continues to grow and is well distributed due to adequate zoning.
- . Different types of people are attracted to Castine.
  - . A new mobile home court is established in North Castine to provide low cost housing.
  - . One new subdivision creates lower cost housing area.
  - . Senior citizen housing is created on the peninsula.
  - . Cluster zone prevents strip development and provides easy access for services.
- . Houses vacated by the elderly provide needed housing in lieu of more new housing.



- . Apartments are created in certain areas of town designated by town ordinance.
- . Effort is exerted to attract suitable commercial concerns.
  - . Commercial zoning is eased.
  - . Commercial Zone is enlarged.
  - . Suitable industries are defined and attracted.
- . MMA and town work together on new marine and shipping opportunities caused in part by the expansion of the Searsport facility.
- . MMA and town work together on MMA expansion. Remuneration for MMA residential holdings is worked out.
- . Appropriate waterfront activities are created.
- . Water quality is safeguarded by watershed and/or aquifer ordinance.
- . Town services receive necessary support and therefore continue to improve.
- . Castine acquires an adequate law enforcement system.
- . Attractive architecture is encouraged, particularly in Castine village.
- . Regional solid waste disposal solves solid waste problem.
- . Castine continues to support and keep good health agencies.
- . Castine Improvements Program keeps services in pace with growth, provides more necessary town owned land for recreation, cemetery, school, parking, etc.
- . Town Ordinances are codified and updated continually, providing adequate protection against unguided growth.
- . Wetlands and habitats are identified and protected.
- . Open spaces are designated and protected.
- . A Harbor Ordinance safeguards against pollution and other abuses. Marine areas are cleaned up.
- . The town remains flexible in order to change with the times.

# **IX**

## **Action Plan**

## ACTION PLAN

This action plan identifies what actions were deemed necessary by the Castine Comprehensive Planning Committee to achieve and maintain a more vital and desired community. It deals primarily with what actions town government should take in the next 3 years to manage the town's resources, both human and physical, in the most appropriate manner.

### YEAR ONE

#### 1. Town Meetings and Events

Articles dealing with the copying of Castine's historic records and the location of commercial enterprises on Town property should be included in the 1979 Town Warrant. The town should take immediate steps to improve the system of publicizing town affairs so that all persons are aware of what the town is doing. Agendas, containing meeting dates and times, and placed in various locations around town, would help to improve citizen involvement in town activities.

#### 2. Publication of Employee Handbook

The town should publish an employee's handbook which would outline, among other things, job responsibilities, vacation and sick leave policies, salary schedules, employee benefits, etc. Contained within it would be a policy pertaining to personnel evaluation which might be performed every other year.

#### 3. Committee Formation

The following committees should be formed to deal with specific issues identified in the comprehensive planning process:

<u>Committee</u>	<u>Issues</u>
Law Enforcement Committee	Improvement of public safety
Land Acquisition Committee	1. Cemetery Lands 2. Acadia Wharf Property 3. Adams School Property 4. Swimming Pool Property
Book Distribution Committee	Volunteer Program to distribute library books
Transportation Committee	Elderly Transportation
Historic Committee/Society	Care of records; architectural review

#### 4. Land Acquisition Capital Reserve

The town should initiate a land acquisition capital reserve. The yearly appropriation would be determined by the Land Acquisition Committee and would be used to purchase land identified by the Land Acquisition Committee upon vote by the town. (Areas where land acquisition is deemed essential are identified in Number Three above).

## 5. Ordinances

The town should revise the Mobile Home Ordinance. Sections of the ordinance earmarked for revision are: the designation of additional areas for the placement of mobile homes; clarification of the regulations and guidelines concerning the construction and operation of mobile home courts; better definitions of "mobile home" and "recreational vehicle"; and clarification of the regulations regarding the overnight use of recreational vehicles.

The town should prepare and enact a Harbor Ordinance. The ordinance should regulate: traffic and use of Castine Harbor; use of the Town Dock and Floats; mooring placement, sales, rental, and use.

The town should initiate a codification of town ordinances and regulations.

## 6. Municipal Facilities

Begin using Dice's Head Lighthouse rent solely for the maintenance of that facility. The town should also consider establishing a maintenance fund for the lighthouse. Major repairs currently needed are a new furnace and chimneys.

### YEAR TWO

#### 1. Architectural Review

The town or the Historic Committee should examine the possibility of making architectural review a step in the permit application process. Of particular concern should be the construction of homes and buildings in areas of the town noted for their historic architectural merit, and proposed changes to the exterior of homes more than 100 years old.

#### 2. Ordinances

Revision of the Townwide Zoning Ordinance and Shore and Marshland Zoning Ordinance, possibly including: expansion of the Resource Protection Area; expansion of the downtown Commercial Zone; easement of commercial zoning; provisions for multiple family housing; changing the nomenclature of the "Agricultural Zone" to "Rural Zone" to better describe the land use situation in that zone; clarification of definitions for "frontage," "lot," "contiguous lots," and other terms; inclusion of islands in the RPA; and regulations for "cluster zoning."

The town should review and revise the Subdivision Regulations so as to eliminate conflicts within the regulations and to conform to changing conditions. One possible change would be to include provisions for both major and minor subdivisions.

The town should establish a watershed/aquifer protection ordinance as a recognition of the extreme importance of its water resources and municipal water supply. Areas of particular concern are the Witherle Woods and the area surrounding the Spring Street Pumping Station, including the Castine Cemetery and the Castine Golf Club.

3. Land Acquisition Capital Reserve

Begin using the reserve established in Year One to acquire lands adjacent to the cemetery, the Adams School, and the swimming pool. Acquire the Acadia Wharf property to alleviate the downtown parking problem. (All acquisitions would be subject to town approval).

4. Maine Maritime Academy

Negotiate with the Maine Maritime Academy for payment in lieu of school taxes for residential holdings.

YEAR THREE

1. Historic Records

Allocate funds for copying pre-1892 historic records. With the aid of the Maine State Archivist, complete the copy process.

2. Historic Preservation

The town should consider including historic preservation measures in the Townwide Zoning Ordinance or consider creating a historic preservation district in order to protect its historic resources. The town should also consider an ordinance that would protect all cemeteries within the town.

3. Municipal Services and Facilities

The town should consider combining the sewer and water districts for reasons of economy and convenience.

A definite program to approach the law enforcement problem should be formulated by Year Three. Investigations of cost, options, and effects should be carried out.

A program for transportation of the elderly should be formulated.

Castine should begin construction of a town baseball field. This could be a community project.

ONGOING--YEARLY

1. Municipal Services and Facilities

The town should continue to support its municipal facilities and services as noted in the Recommendations.

2. Regional Awareness and Involvement

The town should continue participation in the multi-town effort to form a solid waste disposal program in western Hancock County. (The town should join the solid waste program when it goes into effect).

The town should continue its membership in the Hancock County Planning Commission.

# **X Recommendations**

## RECOMMENDATIONS

The Castine Comprehensive Planning Committee, after examining and evaluating the various aspects of life in Castine, submits the following recommendations.

### REGIONAL PERSPECTIVE RECOMMENDATION

The Town of Castine should continue its participation in the Hancock County Planning Commission; the Town should stay aware of commercial, social, and industrial developments in the region; and the Town should take steps to protect its interests in the face of regional developments.

### HISTORIC PERSPECTIVE RECOMMENDATION

An article should be included in the 1979 town warrant to raise money for the copying and preservation of Castine's vital records prior to 1892. It is the feeling of the Committee that the originals of these records should be placed in a safe place, and the working copies should be kept in the Town Office. The records are presently kept in the safe at the Town Office, where they are not protected from fire damage, and where they are subject to frequent handling, which will eventually cause them permanent harm. Records have been kept with the state since 1892, so it is only with records prior to this date that the Committee is concerned.

### HUMAN COMMUNITY AND ECONOMIC BASE STUDY RECOMMENDATION

The Town of Castine should not discourage the location of economic concerns which are in keeping with Castine's location, geography, existing economic structure, and historic association with and dependence upon the sea. These concerns might include enterprises such as boatyards or marinas, and associated marine concerns; economic concerns associated with the Maine Maritime Academy; economic and commercial concerns associated with off-shore oil exploration or increased shipping of freight on Penobscot Bay; and oceanographic and archeological programs associated with MMA.

### COMMUNITY LAND USE, SERVICES, AND FACILITIES RECOMMENDATIONS

The town government should publish a comprehensive handbook which would define the duties of all municipal employees, and which would also serve as an employee handbook listing employee benefits, vacation time, etc.

The town should make public notification of town affairs and business a high governmental priority; the Committee also recommends that an agenda be published in advance and posted in suitable places or in the news media for all town meetings (Selectmen's, Planning Board, etc.).

The Selectmen should establish a procedure for periodic evaluation of the performance of all town personnel.



## MUNICIPAL SERVICES RECOMMENDATIONS

### A. Public Safety

#### 1. Police

The Committee strongly recommends that the Selectmen study and make provision for adequate police protection as soon as possible.

#### 2. Fire Department

The town should continue to support the Castine Fire Department.

#### 3. Street Lights

The old style street lights should be retained throughout the town, and the town should discourage the replacement of these lights with the mercury vapor variety.

### B. Education

The Committee recommends the acquisition of additional land for playgrounds in the vicinity of the Adams School, particularly in the area behind the school building extending northwest as far as Battle Avenue.

The town should support the renovation of the Adams School and retain the school in its present location.

### C. Cemetery

The town should acquire more land for the Castine Cemetery adjacent to the present site.

### D. Solid Waste

The Selectmen should keep abreast of the present efforts in Hancock County to obtain regional solid waste disposal. The Committee tentatively recommends participation in a multi-town disposal program in western Hancock County.

In the event that the town joins a regional solid waste disposal program, the town should retain for the use of the citizens of Castine the land presently partly occupied by the Town Dump.

### E. Library

Support should be continued for the Witherle Memorial Library.

Support should be given to the use of volunteers to distribute books to the elderly and others, particularly outside of the village.

F. Recreation

The Committee recommends continued upkeep of the Town Wharf and Restrooms.

The Committee recommends that the following articles concerning the location of commercial enterprises on the Town Dock Parking Area be included in the 1979 Town Warrant:

1. To see if the town is in favor of the Selectmen restricting all commercial enterprises from locating on the Town Dock Parking Area.
2. To see if the town is in favor of making one space, to be designated by the Selectmen, available for a commercial enterprise for the purveying of food on the Town Dock Parking Area. The space shall be let annually subject to a permit obtained from the Selectmen by competitive bid. Any enterprise thus locating on the designated space would be required to file evidence of liability insurance.

The town should consider acquisition of the Acadia Wharf property for a combined boat launch facility and parking lot.

The town should consider acquisition of land in the vicinity of or adjoining the swimming pool, with the idea of using some of this land for the construction of a town baseball field.

The town should continue maintenance of the Castine Historic Signs.

G. Town Garage

The Committee recommends that although not considered a high priority, a new town garage, if and when built, should be located at the present site of the Castine dump.

H. Emerson Hall

Support should be given for continued upkeep of Emerson Hall.

I. The Castine Pollution Control Facility

The Selectmen should be required to retain the appointed sewer board to oversee the operation of the Castine Pollution Control Facility. The Committee feels that the Board is essential to the proper maintenance and upkeep of the facility.

J. Castine Water District

The town should look into the possibility of combining the functions of the Sewer and Water Boards. It is felt that these utilities are compatible and that by combining their functions, the town could potentially save money on their operation.

K. Dice's Head Lighthouse

The lighthouse should be rented strictly for the maintenance of this facility; the possibility of establishing a fund for the maintenance of this facility should be investigated. The Committee recommends this because of reports by present and past tenants that some major repairs are needed.

## TRANSPORTATION AND COMMUNICATION RECOMMENDATIONS

The Committee recommends no trees be cut on any highway or street without prior consultation with the Castine Tree Warden or the Castine Conservation Committee. The Committee recommends this as a response to incidents of unnecessary cutting in Castine. (The State Highway Department should be informed of the Committee's decision).

The worst transportation problem in Castine is the parking situation in the downtown business district. The problem is particularly severe in the summer when traffic is heaviest. The addition of Tozier's Market on Water Street has also contributed to the problem of congestion between Main and Green Streets. Implementation of a seasonal, one way street designation for this stretch of Water Street has helped to alleviate the problem; however, parking space remains limited. At present, the Town Dock parking area serves as the town's major parking area, and it will continue to do so; but it does not provide enough space to cope with seasonal traffic demands.

For this reason, the Comprehensive Planning Committee recommends that the town try to acquire the Acadia Wharf property adjacent to the town dock parking area. This area would provide needed additional parking space, as well as an ideal location for a boat launching facility. This is really the only available location for a much needed parking facility.

Since enforcement is the key element of any parking regulations and any parking space alignment, the Selectmen should give emphasis to the enforcement of any parking provisions. Since there is little space available for parking, it seems obvious that a solution must come in the form of properly enforced parking regulations.

The town should explore the possibility of acquiring public transportation for Castine's senior citizens.

## HUMAN SERVICES RECOMMENDATIONS

The town should continue to support, financially and otherwise, the Castine Community Hospital in return for such services as immunization programs, free clinics, disaster drills, and outpatient services. The Committee also recommends that the town appropriate funds for the Bagaduce Ambulance Corps and the Four Town Nursing Service, Incorporated.

## HOUSING

The feasibility of multiple family housing in Castine should be investigated by the Castine Planning Board. It is felt that in some cases multiple family housing is preferable to separate homes.

The Mobile Home Ordinance of the Town of Castine should be reviewed as soon as possible and periodically thereafter to assure its applicability to the existing situation. The possibility of designating new areas for the location of mobile homes and similar residences should also be investigated by the Planning Board, and appropriate guidelines for the construction and operation of mobile home courts should be included in a revised Mobile Home Ordinance.

The town should review and possibly revise the regulations regarding the over-night use of "recreational vehicles" in the Mobile Home Ordinance. The definition of "Mobile Home" should also be reviewed and possibly clarified.

The Committee recommends that architectural review be included in the building permit application process. Recommendations concerning architecture should be of a strictly advisory nature, and not mandatory.

#### LAND USE RECOMMENDATIONS

Recognizing that the present subdivision regulations are onerous to some small land owners, the Committee recommends that the Planning Board look into the possibility and feasibility of separate regulations for major and minor subdivisions.

If it is found to be feasible to do so, the Subdivision Regulations of the Town of Castine should be re-written to include provisions for both major and minor subdivisions.

The Planning Board should investigate the possibility of allowing "cluster zoning" in certain areas upon request. The Committee recommends this, as well as the provision for minor subdivisions, as a possible means of alleviating unsightly strip development in North Castine.

The Committee recommends that any change in the Zoning Ordinance of the Town of Castine, Maine be made only after insuring that no conflict with the Castine Shore and Marshland Zoning Ordinance exists.

The Committee recommends revising the Zoning Ordinance of the Town of Castine, Maine in order to facilitate attractive commercial development in the existing Commercial Zone; the Committee recommends a review of the minimum lot size and setback requirements within the Commercial Zone in order to determine whether the present requirements should be made less stringent; that if it is found to be feasible to do so, particularly with regard to fire protection, the present setback requirement be changed to allow new structures to be built with lines contiguous with existing commercial buildings; the Planning Board should also consider the possibility of extending the present boundary lines of the Commercial Zone further northeast along the water side of Water Street and further northwest up the south side of Main Street.

The Committee recommends that the Perkins Street side of the former Acadia Hotel site lot be removed from the Commercial Zone.

The Committee notes that nothing in the Castine Comprehensive Plan or the Zoning Ordinance of the Town of Castine, Maine precludes the possibility of redesignating as "commercial" a building in the Commercial Zone which has been changed from a commercial to a residential use.

The Committee recommends changing the nomenclature of the "Agricultural" zone to "Rural" zone. The Committee recommends this as better describing the land use situation in that area, in that very little agricultural activity takes place in Castine any more.

The Planning Board should look into the possibility of extending its Resource Protection Area to include Castine's islands.

The town should consider extending the Shoreland Zoning Ordinance to include in the Resource Protection Area those areas known as the Mill Pond (extending as far as and connecting with the Bog Brook RPA) and the Ice Pond, and the brook which drains into Morse Cove. Also, the Committee recommends amending the Ordinance to clarify the boundaries of Resource Protection Area III, which includes those areas known as Bog Brook and Dunk's Meadow. The Committee recommends these changes as essential to protecting the water resources in North Castine as well as to prevent unfavorable wood-cutting procedures in fragile areas of North Castine.

The Committee recommends changing the Zoning Ordinance of the Town of Castine, Maine to allow for the posting of all permit applications for seven days prior to issuance.

The Committee feels the recommended changes to Castine's zoning ordinance, particularly in the Commercial Zone, are the best method of influencing the economic/commercial situation in Castine and of influencing the composition of the human community here.

#### PHYSICAL ENVIRONMENT RECOMMENDATIONS

##### Groundwater

##### Watersheds

Steps should be taken by town ordinance to protect the town's water supply. The Committee feels that protection of the water supply might be accomplished by watershed or aquifer protection regulations. The areas of primary concern to the Committee are the Witherle Woods and the area surrounding the Spring Street Pumping Station at the corner of Court and Spring Streets, including the Castine Cemetery and the Castine Golf Club. The Committee recommends this as a recognition of the extreme importance of its peninsula water supply, and as a response to the recommendation of the Hancock County Soil Conservationist that these areas be protected from potential contamination.

##### Harbor

The Planning Board should prepare a comprehensive Harbor Ordinance to be adopted by the town as soon as possible.

### Historic Preservation

The Committee recommends that historic preservation measures be studied for inclusion in the Townwide Zoning Ordinance and that the Planning Board should consider creating a Historic Preservation District.

The Committee recommends that all cemeteries and burial plots in Castine be designated and protected by Ordinance.

The Committee recommends that the possibility of preventing major alterations to the exterior of homes more than 100 years old, within the perimeter of Castine, be studied. The Committee also recommends that the possibility of establishing an architectural review board to review requests for changes to such homes be investigated.

The town should encourage the formation of a Historic Society Committee. Two of its functions would be to advise the town concerning architectural review, and to advise the town concerning care and placement of historic records.

### CRITICAL ISSUES RECOMMENDATIONS

The Committee recommends that the Maine Maritime Academy be considerate of the Town of Castine in so far as building design and location is concerned; that the Maine Maritime Academy not acquire any more residential holdings; and that the town should secure payment from Maine Maritime Academy in lieu of school taxes.

# **XI**

## **Appendicies**

APPENDIX A

List of Plants Found in Castine and Vicinity.

RANUNCULACEAE (Crow Foot Family). Anemone--Nemorosa (wood anemone). Hepatica--tribola. Ranunculus--Flammula (Spearwort), Acris (Buttercups), Abortivus, bulbosus, (Buttercups), Pennsylvanicus (Bristly Crowfoot). Coptis--trifolia (Three-leaved Goldthread). Aquilegia--Canadensis (wild Columbine).

NYMPHAEACEAE (Water-lily Family). Nymphaea--Odorata (White Pond Lily). Nuphar--Advena (Yellow Pond Lily).

SARRACENIACEAE (Pitcher Plants). Sarracenia--purpurea (Side-Saddle Flower).

CRUCIFERAE (Mustard Family). Capsella--Burra-Pastoris (Shepherd's Purse). Cakile--Americana (Sea Rocket). Raphanus--Raphanistrum (Wild Radish). Sinapis--Alba (White Mustard), Nigra (Black Mustard). Sisymbrium--Officinale (Hedge Mustard).

VIOLACEAE (Violet Family). Viola--blanda (Sweet White Violet), Cucullata (Blue Violet), Canadensis (Canada Violet), pubescens (Yellow Violet).

DROSERACEAE (Sundew Family). D. rotundifolia (Round-leaved Sundew).

HYPERICACEAE (St. John's Wort Family). Hypericum--Mutilum, Canadense.

CARYOPHYLLACEAE (Pink Family). Stellaria (Chickweed)--longifolia (Stitchwort), borealis (Northern Stitchwort). Cerastium--arvense (Field Chickweed). Spergularia--rubra (Sandwort), Anychia--dichotoma (Forked Chickweed).

PORTULACACEAE (Purslane Family). Portulaca--oleracea (common Purslane).

MALVACEAE (Mallow Family). Malva--sylvestris (High Mallow), rotundifolia (Common Mallow), crispa (Curled Mallow).

TILIACEAE (Linden Family). Tilia--Americana (Basswood).

OXALIDACEAE (Wood-Sorrel Family). Oxalis--Acetosella (Common Wood Sorrel), stricta (Yellow Wood Sorrel).

GERANIACEAE (Geranium Family). Geranium. Maculatum (Wild Cranesbill), Robertianum (Herb Robert).

BALSAMINACEAE (Balsam Family). Impatiens--fulva (Spotted Touch-me-not).

ANACARDIACEAE (Cashew Family). Rhus--typhina (Staghorn Sumach), copallina (Dwarf Sumach).

ACERINEAE (Maple Family). A. saccharinum (Sugar or Rock Maple)--Var. nigrum (Black Sugar Maple), dasycarpum (White Maple), rubrum (Red or Swamp Maple), Pennsylvanicum (Striped Maple), Spicatum (Mountain Maple).



LEGUMINOSAE (Pulse Family). Trifolium--repens (White Clover), Arvense (Rabbit foot or Stone Clover), pratense (Red Clover), agrarium (Yellow Clover), Lathyrus--maritimus (Beach Pea), palustris (Marsh Vetchling), Vicia--hirsuta (Common Vetch).

ROSACEAE (Rose Family). Prunus--maritima (Beach Plum), pumila (Dwarf Cherry), Pennsylvanica (Wild Red Cherry), Virginiana (Choke Cherry). Spiraea--tomentosa (Hardhack), salicifolia (Meadow Sweet), Ulmaria Potentilla--Argentea (Five-Finger). Fragaria vesca (Wild Strawberry). Rubus--triflorus (Dwarf Raspberry), strigosus (Wild Red Raspberry), villosus (High Blackberry), Canadensis (Dewberry), Hispidus (Swamp Blackberry). Rosa--lucida (Dwarf Wild Rose), blanda (Early Wild Rose), rubiginosa (True Sweet Briar). Crataegus--coccinea (Scarlet-fruited Thorn), Pyrus--arbutifolia (Choke-berry), Americana (Mountain Ash).

SAXIFRAGACEAE (Saxifrage Family). Ribes--lacustre (Swamp Gooseberry), prostratum (Fetid Currant).

HAMAMELACEAE (Witch-Hazel Family). Hamamelis. Virginica (Witch Hazel).

ONAGRACEAE (Evening-Primrose Family). Epilobium--angustifolium (Great Willow Herb), coloratum. Oenothera--biennis (Common Evening Primrose), pumila.

CRASSULACEAE (Orpine Family). Sedum--telephium (Live-for-ever). Penthorum--sedoides.

UMBELLIFERAE (Parsley Family). Carum--carui (Caraway). Ligusticum--Scoticum (Scotch Lovage). Sium--lineare (Water Parsnip).

ARALIACEAE (Ginseng Family). Aralia--racemosa (Spikenard), nudicaulis (Wild Sarsaparilla).

CORNACEAE (Dogwood Family). C. Canadensis (Bunch Berry), florida (Flowering Dogwood).

CAPRIFOLIACEAE (Honeysuckle Family)--Linoea--borealis (Twin Flower). Viburnum--Opulus (Cranberry Tree). Sambucus--Canadensis (Common Elder), pubens (Red-berried Elder).

RUBIACEAE (Madder Family)--Galium--Asprellum (Rough Bedstraw), trifidum (Small Bedstraw). Cephalanthus--Occidentalis (Button Bush). Mitchella--repens (Partridge Berry). Houstonia--Coerulea.

COMPOSITAE (Composite Family). Eupatorium--perfoliatum (Thoroughwort--Boneset). Aster (Starworts--Asters)--Undulatus, Cordifolius, Macrophyllus, dumosus, Tradescanti, longifolius, erectus, Multiflorus. Erigeron--strigosus (Fleabane), annuus. Solidago (Goldenrod)--bicolor, altissima, angustifolia. Ambrosia--trifida (Great Ragweed). Bidens--frondosa (Beggarticks). Achillea--Millefolium (Yarrow--Milfoil). Tanacetum--vulgare (Common Tansy). Artemisia--Absinthium (Wormwood). Gnaphalium--polycephalum (common Everlasting), decurrens (Everlasting), uliginosus (Low Cudweed), purpureum (Purple Cudweed). Cirsium--Lanceolatum (Common Thistle), arvense (Canada Thistle), pumilum (Pasture Thistle). Sonchus--oleraceus (Sow-Thistle), Nabalus Frazeri (Lion's Foot). Taraxicum--Dens-leonis (Dandelion). Leontodon--

Autumndale (Fall Dandelion). Maruta--Cotula (Mayweed). Chrysanthemum--Leucanthemum (White weed). Erechthites--Hieracifolia (Fireweed).

LOBELIACEAE (Lobelia Family). Lobelia--cardinalis (Cardinal Flower), inflata (Indian Tobacco), Syphilitica (Great Lobelia).

ERICACEAE (Heath Family). Gaylussacia--resinosa (Black Huckleberry), frondosa (Dangleberry--Blue Tangle). Vaccinium--Pennsylvanicum (Dwarf Blueberry), corymbosum (Swamp Blueberry), Oxycoccus (Small Cranberry), macrocarpon (Common Cranberry). Kalimia--latifolia (Mountain Laurel), angustifolia (Lambkill), Pyrola--monotropa.

PLANTAGINACEAE (Plantain Family). Plantago--Major (Common Plantain), maritima (Sea-side Plantain).

PLUMBAGINACEAE (Leadwort Family). Statice--Limonium (Marsh Rosemary).

PRIMULACEAE (Primrose Family). Lysimachia--mimulasea (Loosestrife).

SCROPHULARIACEAE (Figwort Family). Verbascum--Thapsus (Mullein).

LABIATAE (Mint Family). Mentha--viridis (Spear-mint), Canadensis (Wild Mint). Hedeoma--pulegioides (Pennyroyal). Nepeta--cataria (Catnip), Glechoma (Ground Ivy). Brunella--vulgaris (Heal-all), Stachys--palustris (Hedge Nettle).

BORRAGINACEAE (Borage Family). Cynoglossum--Morisoni (Beggar's Lice).

CONVOLVULACEAE (Convolvulus Family). Cuscuta--Gronovii.

SOLANACEAE (Nightshade Family). Solanum--Dulcamara (Bittersweet). Datura--Stramonium (Jamestown Weed--Thorn Apple).

ASCLEPIADACEAE (Milkweed Family). Ascleias--Cornuti (Milkweed).

OLEACEAE (Olive Family). Fraxinus--Americana (White Ash), sambucifolia (Black Ash).

PHYTOLACCACEAE (Pokeweed Family). Phytolacca--decandra (Garget--Pigeon Berry).

CHENOPODIACEAE (Goosefoot Family). Salicornia--nubacea (Glasswort--Samphire). Suaeda--maritima (Sea Goosefoot). Salsola--Kali (Saltwort).

POLYGONACEAE (Buckwheat Family). Polygonum--aviculare (Goose-grass); var. erectum. Persicaria--hydropiperoides (Mild Water Pepper), acre (Smart Weed), arifolium (Tear-Thumb), Convolvulus (Black Bindweed), dumetorum (False Buckwheat). Rumex--orbiculatus, verticillatus (Swamp Dock), crispus (Curled Dock), acetosella (Field or Sheep Sorrel).

URTICACEAE (Nettle Family). Ulmus--Americanus (White Elm). Urtica--gracilis (Tall Wild Nettle).

PLATANACEAE (Plane Tree Family). Platinus--occidentalis (Sycamore).

CUPULIFERAE (Oak Family). Quercus--coccinea (Scarlet Oak), rubra (Red Oak). Fagus--ferruginea (American Beech). Corylus--Americana (Wild Hazel-Nut Tree). Carpinus--Americana (American Hornbeam).

MYRICACEAE (Sweet-Gale Family). Myrica--Gale (Sweet Gale). Comptonia--asplenifolia (Sweet Fern).

BETULACEAE (Birch Family.). B. papyracea (Paper Birch), lutea (Black or Sweet Birch), alba (White Birch). Alnus--incana (Speckled Alder), serrulata (Smooth Alder).

SALICACEAE (Willow Family). Salix--cordata (Heart-leaved Willow), lucida (Shining Willow), Populus tremuloides (American Aspen), grandidentata (Larch), balsamifera (Balsam Poplar)--var. candicans (Balm of Gilead).

CONIFERAE (Pine Family). Pinus--resinosa (Red Pine), strobus (White Pine). Abies--balsamea (Balsam Fir), Canadensis (Hemlock Spruce), nigra (Black Spruce), alba (White Spruce). Larix--Americana (Black Larch--Hackmatack). Taxus--Canadensis (Ground Hemlock). Thuja--occidentalis (Arbor Vitae), var. ericoides. Juniperus--communis (Juniper).

ARACEAE (Arum Family). Arisoema--triphyllum (Indian Turnip). Symplocarpus--foetidus (Skunk Cabbage). Acorus--calamus (Sweet Flag).

TYPHACEAE (Cat-Tail Family). Typha--latifolia (Cat-Tail).

ORCHIDACEAE (Orchis Family). Spiranthes--gracilis (Ladies' Tresses), cernua.

NAIADACEAE (Pondweed Family). Zostera--marina (Eel-grass).

IRIDACEAE (Iris Family). Iris--virginica (Blue Flag). Sisyrinchium--Bermudiana (Blue-eyed Grass).

LILIACEAE (Lily Family). Trillium--erectum. Erythronium--Americanum (Yellow Adder's-Tongue).

EQUISETACEAE (Horse-Tail Family). Equisetum--arvense, sylvaticum, limosum.

FILICES (Ferns). Polypodium--Vulgare, Phegopteris. Pteris--aquilina (Common Brake). Osmunda--cinnamomea (Cinnamon Fern).

LYCOPODIACEAE (Club-Moss Family). Lycopodium--dendroideum (Ground Pine), clavatum (Club-Moss), complanatum. Salaginella--rupestris.

CYPERACEAE (Sedge Family).

GRAMINEAE (Grass Family).

Source: George Wheeler, History of Castine

## APPENDIX B

### Castine Community Survey

Contained below are the results of the Castine Community Survey, which was completed during the first six months of 1978. Of the 259 persons that completed the survey, 192 were residents and 67 were non-residents.

1. Which of the following statements come closest to your opinion?

- 1a. Castine should try to encourage expansion. It would mean more customers for the local stores, more jobs for the local economy, and more people to pay taxes.

Resident	4
Non-resident	<u>1</u>
	5

- 1b. Castine is big enough. More growth will put a greater demand on town services, bring more children to be educated in the schools, and more traffic and parking problems.

Resident	65
Non-resident	<u>13</u>
	78

- 1c. Castine must try to keep a balance between large enough to be able to afford and provide the services its citizens desire, yet not so large that its unique small town atmosphere is lost.

Resident	108
Non-resident	<u>35</u>
	143

How important do you feel these problems are in Castine?

	A			B			C			D			E		
	Of no importance			Of some importance			Of great importance			Of very great importance			Must be solved immediately		
	*R	N	T	R	N	T	R	N	T	R	N	T	R	N	T
2. Traffic Hazards	56	12	68	84	43	127	29	4	33	9	3	12	13	2	15
Noise, water or															
3. air pollution	109	20	129	55	12	67	18	16	34	9	16	25	--	--	--
Inadequate															
4. parking	141	21	162	34	29	63	8	8	16	4	4	8	--	--	--
Run down residential															
5. areas	87	12	99	72	32	104	16	9	25	4	10	14	1	0	1
Loss of business to															
6. other communities	92	26	118	53	20	73	23	9	32	13	4	17	6	3	9
Lack of park and															
7. play space	89	6	95	63	25	88	10	9	19	4	9	13	1	0	1
Inadequate public															
8. money	64	26	90	74	29	103	24	8	32	12	2	14	13	0	13
Lack of available															
9. housing	53	16	69	51	24	75	45	11	56	23	9	32	7	0	7
Unsightly residential and															
10. commercial development	103	11	114	56	14	70	15	19	34	13	18	31	1	3	4

\*R - Resident

N - Non-Resident

T - Total

11. Castine is securing the best possible persons to run the town government.

	<u>Agree</u>	<u>Disagree</u>	<u>Uncertain</u>
Resident	88	60	43
Non-Resident	<u>17</u>	<u>6</u>	<u>43</u>
	105	66	86

12. Castine must be kept predominantly residential and service oriented and discourage manufacturing or industrial activities.

	<u>Agree</u>	<u>Disagree</u>	<u>Uncertain</u>
Resident	159	28	4
Non-Resident	<u>57</u>	<u>6</u>	<u>4</u>
	216	34	8

13. It is alright occasionally to legalize land uses that do not conform to our zoning regulations.

	<u>Agree</u>	<u>Disagree</u>	<u>Uncertain</u>
Resident	104	67	20
Non-Resident	<u>31</u>	<u>27</u>	<u>8</u>
	135	94	28

14. Public officials in Castine don't publicize their activities enough to keep citizens informed on developments.

	<u>Agree</u>	<u>Disagree</u>	<u>Uncertain</u>
Resident	110	52	29
Non-Resident	<u>28</u>	<u>6</u>	<u>33</u>
	138	58	62

15. Some attempt should be made by local fund-raisers to work together so there would not be so many separate appeals for money.

	<u>Agree</u>	<u>Disagree</u>	<u>Uncertain</u>
Resident	108	65	15
Non-Resident	<u>34</u>	<u>7</u>	<u>26</u>
	142	72	41

16. Castine should have a Community Directory describing town services and facilities and listing persons who live here.

	<u>Agree</u>	<u>Disagree</u>	<u>Uncertain</u>
Resident	82	95	13
Non-Resident	<u>33</u>	<u>20</u>	<u>11</u>
	115	115	24

17. It would be desirable to have an "architectural review board" to exert influence over the outside design and appearance of buildings in or near the built-up areas of town with the idea of preserving the historic flavor of the community.

	<u>Agree</u>	<u>Disagree</u>	<u>Uncertain</u>
Resident	105	71	14
Non-Resident	<u>54</u>	<u>9</u>	<u>4</u>
	159	80	18

18. More of our tax dollars should go to town beautification projects, such as tree planting, park space and waterfront improvement.

	<u>Agree</u>	<u>Disagree</u>	<u>Uncertain</u>
Resident	95	73	22
Non-Resident	<u>41</u>	<u>12</u>	<u>12</u>
	136	85	34

19. Sufficient numbers of capable Castine residents are doing public service type jobs for the town.

	<u>Agree</u>	<u>Disagree</u>	<u>Uncertain</u>
Resident	109	47	35
Non-Resident	<u>18</u>	<u>3</u>	<u>46</u>
	127	50	81

20. Our children are receiving an adequate education in the town schools.

	<u>Agree</u>	<u>Disagree</u>	<u>Uncertain</u>
Resident	138	11	41
Non-Resident	<u>13</u>	<u>3</u>	<u>51</u>
	151	14	92

21. Strict enforcement of our present laws regarding littering, speeding, parking, clamming, dog leashing, etc. would make Castine a better place to live.

	<u>Agree</u>	<u>Disagree</u>	<u>Uncertain</u>
Resident	144	38	9
Non-Resident	<u>48</u>	<u>7</u>	<u>12</u>
	192	45	21

22. Do you feel that Castine needs a law enforcement officer?

	<u>Yes</u>	<u>No</u>	<u>No Opinion</u>
Resident	133	55	4
Non-Resident	<u>52</u>	<u>8</u>	<u>7</u>
	185	63	11

23. (If Yes) Should that person be -

	<u>Resident</u>	<u>Non-Resident</u>	<u>Total</u>
paid and employed year-round	84	41	125
paid and seasonally employed	43	7	50
a volunteer working year-round	3	2	5
volunteer working seasonally	--	--	---

24. Are you a resident year-round in Castine, a non-resident summer visitor or what?

<u>Year-Round</u>	<u>Non-Resident - Summer</u>	<u>Other</u>	<u>Total</u>
189	59	11	258

25. Did not apply

26. How long have you lived in Castine?

	<u>0 - 5 years</u>	<u>6 - 10 years</u>	<u>11 years +</u>
Resident	29	33	129
Non-Resident	<u>7</u>	<u>13</u>	<u>45</u>
	36	46	174

27. Do you own this house (apartment, trailer); do you rent it; do you occupy it without paying anything; or what?

	<u>Own</u>	<u>Occupy Free</u>	<u>Rent</u>	<u>Other</u>
Resident	169	1	19	1
Non-Resident	<u>66</u>	<u>--</u>	<u>--</u>	<u>--</u>
	235	1	19	1

28. Do you feel that something should be done to protect the shrinking business district and to assure that space will be available for existing and future business enterprises?

	<u>Yes</u>	<u>No</u>	<u>No Opinion</u>
Resident	119	33	10
Non-Resident	<u>45</u>	<u>6</u>	<u>6</u>
	164	39	16

29. Do you consider the Maine Maritime Academy to be an asset to the Town?

	<u>Yes</u>	<u>No</u>	<u>No Opinion</u>
Resident	133	24	4
Non-Resident	<u>46</u>	<u>7</u>	<u>7</u>
	179	31	11

30. Would you like to see the size of the Academy:

	<u>Increase</u>	<u>Decrease</u>	<u>No Opinion</u>	<u>Stay the Same</u>
Resident	22	17	25	96
Non-Resident	<u>9</u>	<u>16</u>	<u>17</u>	<u>20</u>
	31	33	42	116

31. If it should increase in size, would you prefer it to do so:

	<u>Vertically</u>	<u>Horizontally</u>
Resident	40	67
Non-Resident	<u>12</u>	<u>26</u>
	52	93

32. Do you feel the unique scenic and natural areas in Castine should be protected?

	<u>Yes</u>	<u>No</u>	<u>No Opinion</u>
Resident	<u>133</u>	<u>7</u>	<u>10</u>
Non-Resident	<u>58</u>	<u>1</u>	<u>--</u>
	191	8	10

33. Should the present zoning ordinance be changed to allow for two-family dwellings within the residential zone?

	<u>Yes</u>	<u>No</u>
Resident	105	50
Non-Resident	<u>24</u>	<u>31</u>
	129	81

34. In the last five years, would you say that the quality of life in Castine has:

	<u>Improved</u>	<u>Stay the Same</u>	<u>Worsen</u>
Resident	53	70	30
Non-Resident	<u>17</u>	<u>25</u>	<u>13</u>
	70	95	43



CONSUMER GOODS & SERVICES	WHERE BOUGHT							
	Castine	Bucksport	Ellsworth	Orland	Bangor	Blue Hill	Penobscot	Catalog Other
Food	31	191	5	--	24	--	--	1 7
Clothing	3	50	33	--	95	--	--	10 61
Furniture & Appliances	8	95	25	--	93	--	--	1 24
Repair Services	177	30	2	--	15	3	7	-- 23
Doctor	235	--	2	1	5	2	1	-- 7
Hospital	232	--	3	--	13	2	--	-- 4
Banking	210	16	4	--	17	1	--	-- 7
Insurance	156	12	2	--	20	16	--	-- 45
Hardware & Building Supplies	116	107	10	--	15	--	3	-- 5
Farm & Garden Supplies	50	91	35	--	29	--	--	17 16
Automobiles	109	11	13	3	43	--	13	-- 43

Source: 1978 Castine Community Survey.

## APPENDIX C

Thanks are due to the following people who participated in the revision of the Castine Comprehensive Plan:

### Comprehensive Planning Committee Members (formed July, 1978)

Town Government Representatives: Max Margulies, Town Manager  
Oscar Pedersen, Selectman

Planning Board Representatives: Edgar Bowden, Chairman  
Leland Tolman  
George Jacobs  
Mae O'Neill  
Edgar Biggie  
Robert Flenner, Alternate  
Harry Mason, Alternate  
Albert Skidds

Citizen Representatives: Donald Small  
Nancy Carr  
John Gardner  
Marjorie Babcock  
Susan Hatch

Planning Aide: Harold Babcock

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## DATE DUE

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